

HUNTERS®

HERE TO GET *you* THERE

16 A/B Gainsborough Avenue, Adel, LS16 7PG

By Auction £250,000

Property Images



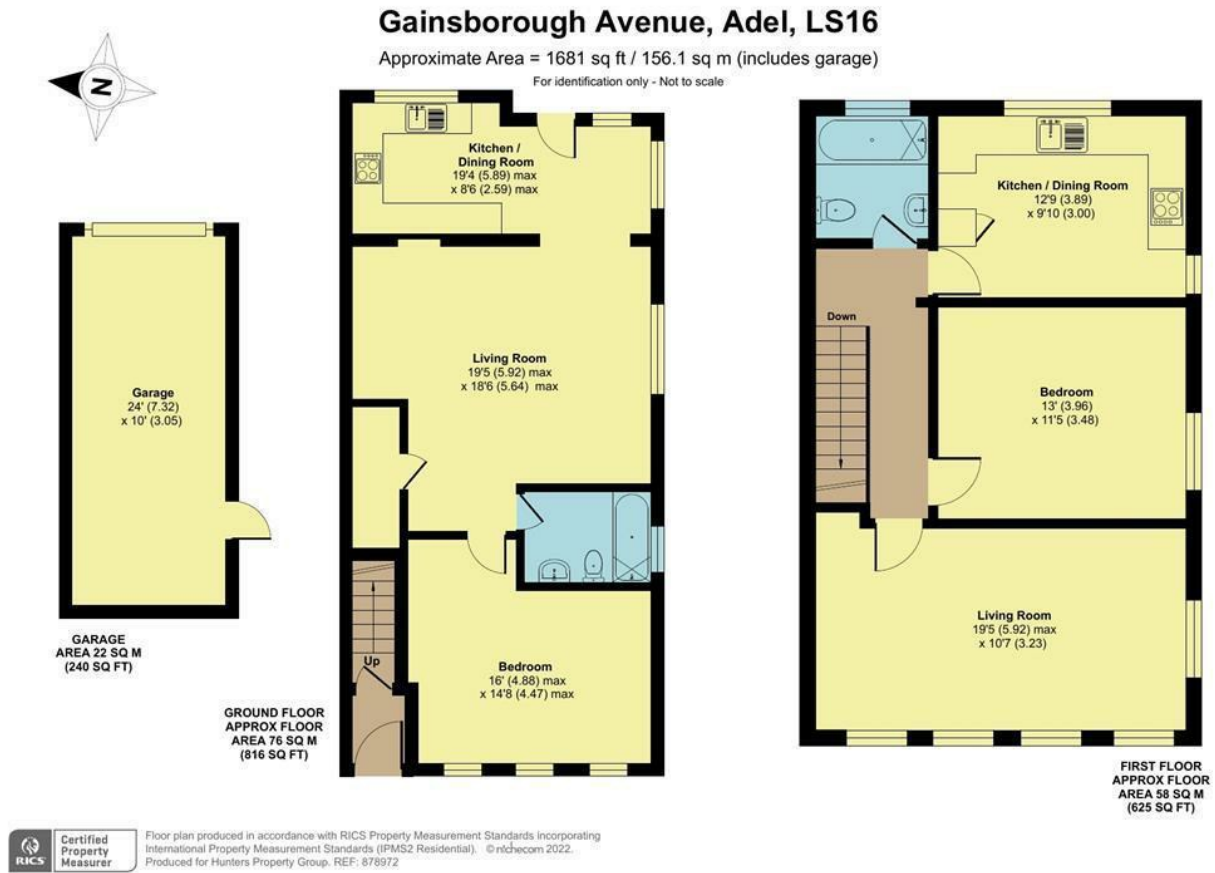
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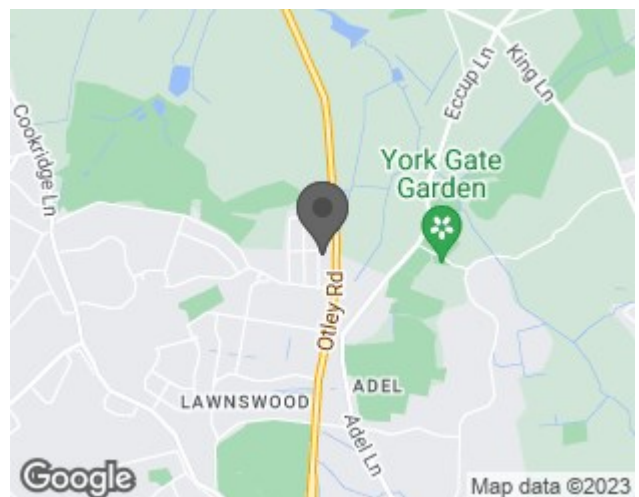
Floorplan



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - End Terrace Beds: 3 Bathrooms: 2 Receptions: null Tenure: Freehold

Summary

***FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £250,000* BIDDING CLOSES 30th NOVEMBER 3PM* FEES APPLY ***

A fantastic DEVELOPMENT OPPORTUNITY with potential to create a LARGE FAMILY HOME in this sought after part of Leeds, or to MODERNISE AND RENOVATE TWO LARGE APARTMENTS. We are excited to offer to the market the chance to purchase a project property, in this highly desirable area of Adel. At over 1600sqft there is lots of opportunity to make this property into something fantastic.

Formally a four-bedroom family home, this property has been long since been separated physically and legally (in title) into two substantial large 800+ square foot, one-bedroom properties.

Both titles are now offered for sale jointly, with the prospect of either or both properties being renovated to create a large investment property or there is significant potential to create a large family property, with further potential for extension and renovation (subject to relevant permissions) into a four/five-bedroom home. The adjoining properties have benefited from the conversion of the attic into a second floor and subject to planning and regs there could be the option to add additional bedrooms and square footage .

The ground floor currently presents as a renovated and modernised large one-bedroom apartment with a large living space, large kitchen, updated bathroom, tiled with over bath shower and its own private access to the rear. The abundance of windows means this space feels open and light.

The first floor is in need of modernisation and having its own private entrance to the front comprises of a large kitchen, large double bedroom and a large front sitting/living room with four windows and lots of light. . To the rear is a house bathroom.

To the front of the property is a landscaped garden offering curb appeal and to the rear is a good-sized family garden, with lawns, storage and a large separate garage.

Features

• DEVELOPMENT OPPORTUNITY • 3/4 BEDROOM SEMI DETACHED • OVER 1600SQFT • ESTABLISHED GARDEN • DESIRABLE LOCATION • TWO TITLES FOR SALE • FLAT A - EPC: C • FLAT B - EPC: C • COUNCIL TAX:B