

HUNTERS®

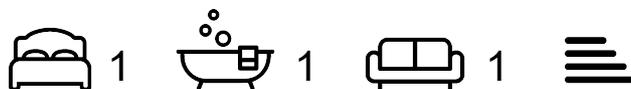
HERE TO GET *you* THERE



Adel Wood Close

Leeds, LS16 8JG

By Auction £90,000



*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £90,000* BIDDING CLOSES (TBC)* FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM
SELECT AUCTIONS

This first floor one bedroom apartment is located just 5 miles from Leeds City centre in Adel. The apartment is accessed via it's own entrance on the ground floor and consists of an open plan living room with kitchen, double bedroom and a bathroom. Outside, just 20 metres to the left, the property benefits from having it's own fenced garden area with a paved patio area for seating.

Adel is a suburb renowned for it's blend of suburban and semi rural living, it's an area that offers a variety of great places to eat out and wonderful places to walk such as Golden Acre Park. With it's close proximity to the city centre and just six miles from Leeds and Bradford airport this makes a great location for young professionals and investors.



AGENTS NOTES

Tenure: Leasehold

We have been informed by our client that the property is leasehold and the lease period is 125years from 20th August 1990.

Council Tax Band A Leeds City Council

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

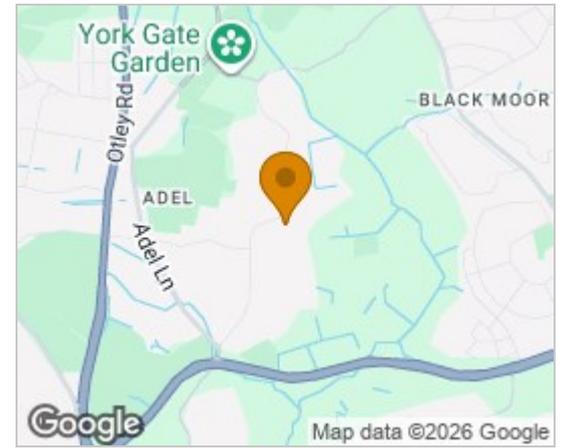
ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

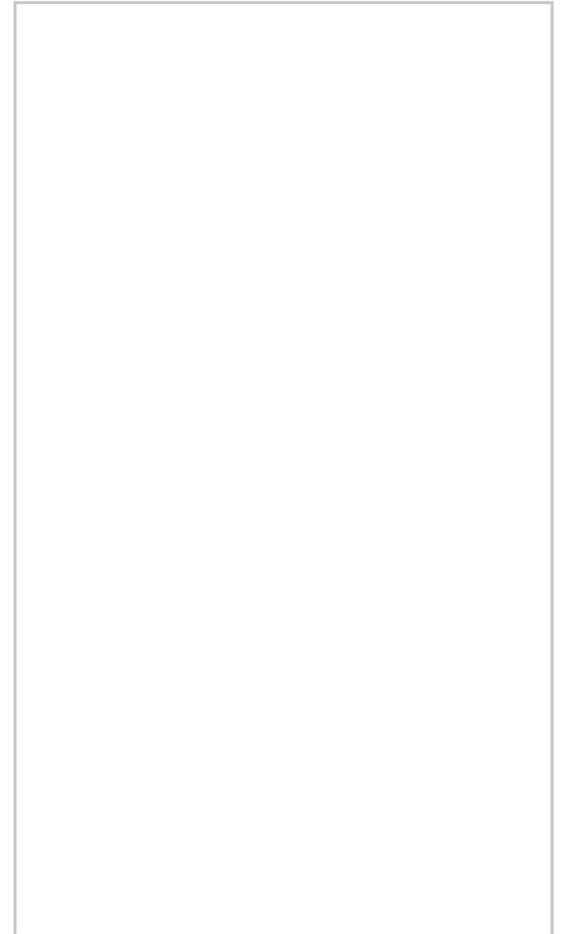
ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide, of which 40 are located in Yorkshire. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

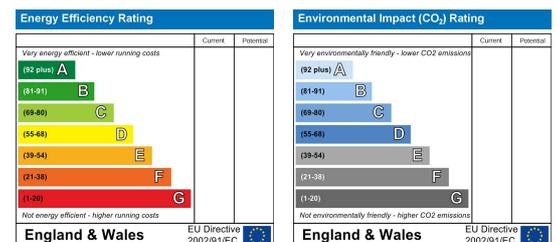
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56-58 Kirkgate, Otley, LS21 3HJ

Tel: 01943 660002 Email: otley@hunters.com <https://www.hunters.com>