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**LINLEY &
SIMPSON**



HAMILTON AVENUE, CHAPELTOWN, LEEDS, LS7 4EG

For sale by Modern Method of Auction; Starting Bid Price £110,000. Perfect for investors A 3 storey terraced property currently arranged as an HMO. Comprising 6 bedrooms, kitchen, utility, lounge, bathroom, WC + showerroom. Call the office for information.

Guide Price £110,000



www.linleyandsimpson.co.uk

This larger style mid terraced property is currently arranged over 3 floors as an HMO. Briefly comprising 6 separate letting rooms, communal lounge, communal kitchen, utility, cellar, bathroom, separate W.C and shower room with 3 separate shower cubicles. Benefiting from double glazing, central heating and gardens to front and rear.

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by the West Yorkshire Auction powered by iam-sold Ltd

GROUND FLOOR

ENTRANCE PORCH - Entrance door and inner door leading to entrance hallway.

ENTRANCE HALL - Staircase leading to first floor landing, central heating radiator, doors leading to lounge, bedroom, kitchen and rear utility.

LOUNGE - Double glazed bay window to front, coving to ceiling, picture rail and central heating radiator.

BEDROOM - Double glazed window to rear, wash basin and central heating radiator.

KITCHEN - Double glazed window to side, fitted wall and base units with work surfaces over, two single drainer sink units, gas cooker point, central heating radiator, door leading to understairs cupboard and door leading to utility.

UTILITY - Double glazed window to side, storage cupboard, door leading to rear porch and central heating radiator.

REAR PORCH - Double glazed window to side, door leading to rear garden and steps leading down to cellar.

FIRST FLOOR LANDING - Staircase leading to second floor and doors leading to bedrooms and bathrooms.

BEDROOM - Double glazed window to front, wash basin and central heating radiator.

BEDROOM - Two double glazed windows to front, wash basin and central heating radiator.

BEDROOM - Double glazed window to rear, wash basin and central heating radiator.

BATHROOM - Double glazed window to side, panelled bath, low level WC, wash hand basin and central heating radiator.

W.C. - Double glazed window to side, wash hand basin and low level WC.

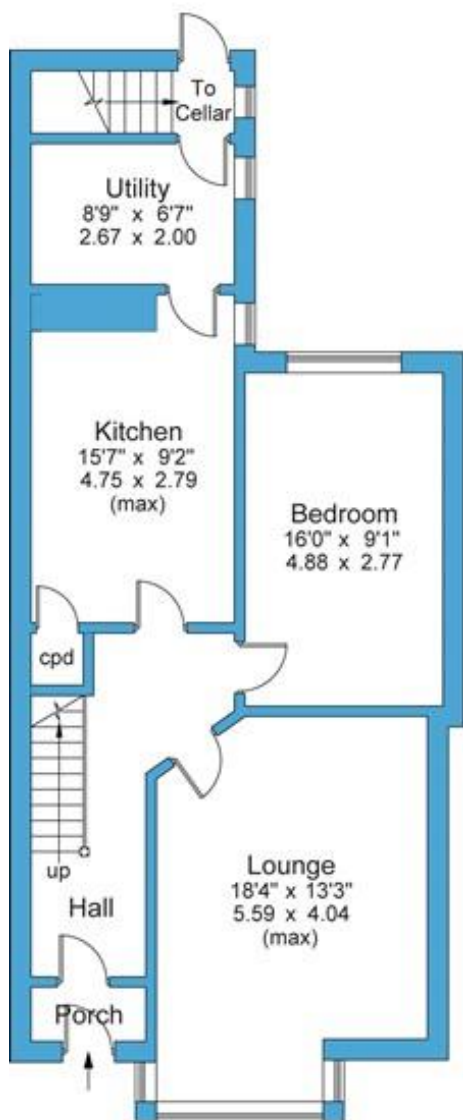
SHOWER ROOM - Double glazed window to side, three tiled shower cubicles and central heating radiator.

SECOND FLOOR LANDING - Doors leading to bedrooms, eaves storage and central heating radiator.

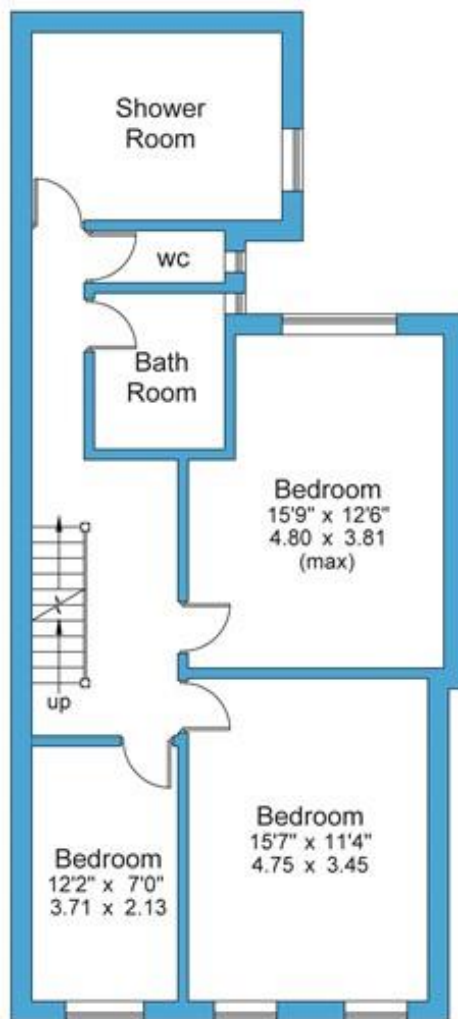
BEDROOM - Velux window to rear, wash basin and central heating radiator.

BEDROOM - Double glazed window to front, wash basin and central heating radiator.

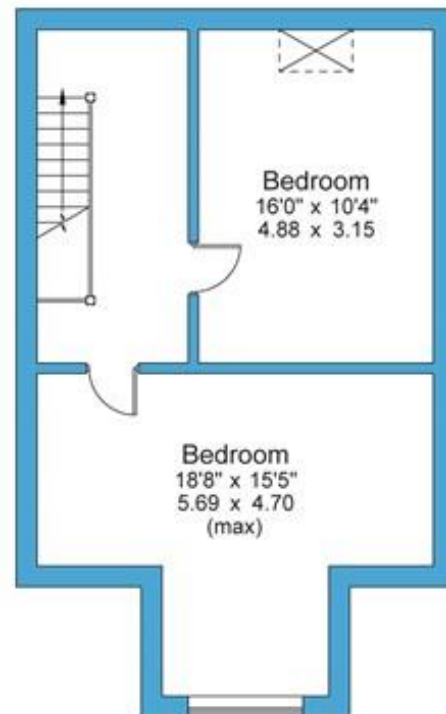
Approx Gross Floor Area = 2105 Sq. Feet
 = 195.13 Sq. Metres



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	71	England & Wales	EU Directive 2002/91/EC	66

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

The logo for Linley & Simpson is displayed in white serif font on a solid blue rectangular background. The text is arranged in two lines: "LINLEY &" on the top line and "SIMPSON" on the bottom line. The ampersand is a decorative, calligraphic style.

LINLEY &
SIMPSON

AGENTS NOTES:

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