



5 Quarry Mount Terrace, Leeds, LS6  
2JG

\*Guide Price £170,000 + (plus fees)

For Sale by auction on  
Wednesday 24th March 2021



# Quarry Mount Terrace

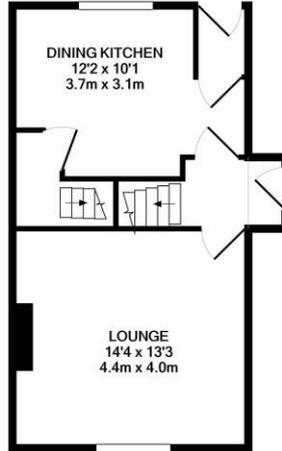
This substantial four bedroom terrace in Woodhouse, Leeds, will appeal to a variety of purchasers. The area is popular with students so whether you're a buy to let landlord looking for a good return, a parent buying for their children to live in whilst at university, or a developer, this might work for you. The property has formed part of a Housing Association portfolio for many years and was, most recently, let to a family unit. The property has central heating, double glazing, some modern décor and four double bedrooms. The basement has high ceilings and may lend itself to development subject to the necessary planning consents. Externally, there are small yards to the front and rear.

Any purchasers choosing to buy without viewing in person are doing so at their own risk and acknowledge that the auctioneer will not be held responsible for any issues that may arise due to them being unintentionally missed from the video or sales particulars.

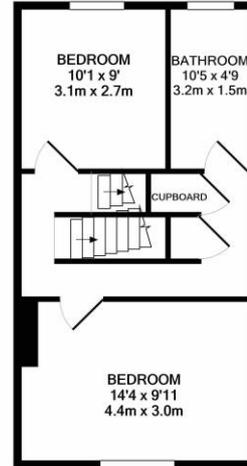




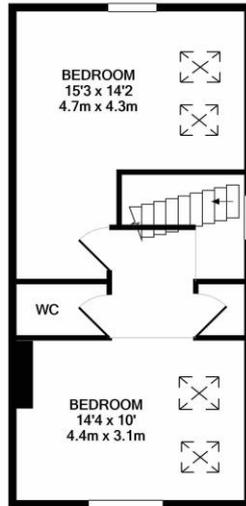
LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 410 SQ.FT.  
(38.1 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 384 SQ.FT.  
(35.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 388 SQ.FT.  
(36.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 420 SQ.FT.  
(39.1 SQ.M.)

5 QUARRY MOUNT TERRACE  
TOTAL APPROX. FLOOR AREA 1602 SQ.FT. (148.8 SQ.M.)

plan not to scale - strictly for identification purposes only  
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**TENURE – Leasehold**

**SERVICES** – Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

NB: Services, apparatus and equipment have not been tested by Auction House and therefore cannot be verified as being in working order. The buyer is advised to obtain verification from their Solicitor/Surveyor.

**LOCAL AUTHORITY** – Leeds City Council

**VIEWINGS** – Strictly by appointment with Auction House Tel 0113 3933482

**PLANS & PHOTOGRAPHS** – The plans and photographs are there to aid identification of the property only. The plans are not to scale.

**CHARGES AND PAYMENTS – In addition to the deposit**

**Administration Charge:** 0.9% inc VAT of the purchase price subject to a minimum of £1,200 inc VAT.

**Disbursements:** Any additional disbursements payable by the purchaser are yet to be confirmed by the vendors solicitor. For more details please see the legal pack.

**\*GUIDES** - Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.



**Viewing**

By appointment only through our Auction House branch Mon – Fri  
Call our team 7 days a week from 8am til 8pm

9.00 - 5.30

1 Feast Field, Horsforth, Leeds LS18 4TJ  
Tel: 0113 3933482 Fax: 0113 258 6698

Email: [info@ahwy.co.uk](mailto:info@ahwy.co.uk) [auctionhouse.co.uk/westyorkshire](http://auctionhouse.co.uk/westyorkshire)

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