

## Leeds

### 4 Clark Road, West Yorkshire LS9 8QQ

**Tenure**  
Freehold.

**Location**  
The property is situated on the north side of Clark Road, to the west of Pontefract Lane. Leeds city centre provides an extensive range of shops, restaurants and bars. Leeds Rail Station is approximately 1.6 miles to the west. The property also benefits from access to the A64 approximately one mile to the north-west. Richmond Hill Primary School and East End Park are close by.

**Description**  
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof.

A Freehold Mid Terrace House subject to an Assured Shorthold Tenancy

**Accommodation**  
The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:  
**Two Bedroom Accommodation**

**Tenancy**  
The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 19th October 2017 at a rent of £548 per calendar month.

**Seller's Solicitor**  
Messrs HSR Law (Ref: Ryan Morgan).  
Tel: 01427 613831.  
Email: ryan.morgan@hsrlaw.co.uk

**Current Rent Reserved**  
**£6,576 per annum (equivalent)**

**INVESTMENT – Freehold House**



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LOT

## Hastings

### 239 Mount Pleasant Road, East Sussex TN34 3SS

**Tenure**  
Freehold.

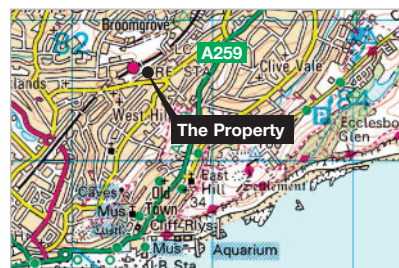
**Location**  
The property is located on the north side of Mount Pleasant Road, close to its junction with St George's Road. Local shops and amenities are available, with the more extensive facilities of Hastings town centre being accessible to the south. Ore Rail Station is to the north. Hastings Rail Station to the south provides a regular and direct service to London Charing Cross and London Victoria Stations. The A21 provides access to Royal Tunbridge Wells and Tonbridge to the north. The open spaces of East Hill and Alexandra Park are within walking distance. The south coast is to the south.

**Description**  
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. There is a garden to the rear.

A Freehold Mid Terrace Three Bedroom House with Garden

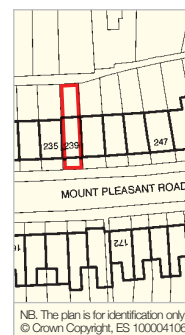
**Accommodation**  
**Cellar** – Cellar Room  
**Ground Floor** – Reception Room, Reception Room with Integral Kitchen  
**First Floor** – Three Bedrooms, Bathroom/WC

**To View**  
The property will be open for viewing every Tuesday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).



NB. The plan is for identification only. © Crown Copyright, ES 100004106

**Vacant Possession**



**VACANT – Freehold House**



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**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.