

Leeds
632 Leeds and
Bradford Road,
West Yorkshire
LS13 1HH

- **A Freehold Detached Building internally arranged to provide Seven Self-Contained Flats**

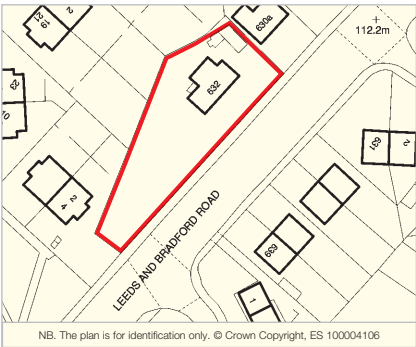
Vacant Possession

BY ORDER OF MORTGAGEES



To View
 The property will be open for viewing on Thursday 11th September between 9.00 – 9.30 a.m. and Tuesday 16th September between 11.45 a.m. – 12.15 p.m. (Ref: MW).

Seller's Solicitor
 Messrs Rosling King (Ref: Ann Ebberson).
 Tel: 0207 246 8000.
 Email: rksales@rklip.com



VACANT – Freehold Building



Tenure
 Freehold.

Location
 Leeds and Bradford Road is located approximately 5 miles west of Leeds and the property is situated to the east of its junction with Swinnow Lane. Local shops, schools and bus services are available within a mile. The extensive facilities of Leeds City Centre are to the east and provide a wider range of shops, colleges, universities, hospital and rail station. Bradford is to the west and the M621, M62 and M1 Motorways are all accessible. Leeds Bradford International Airport is to the north.

Description
 The property comprises a detached building arranged over lower ground, ground and first floors beneath a pitched roof. The building is internally arranged to provide seven self-contained flats. The property benefits from off-street parking and gardens to the rear.

Accommodation
 The property was not internally inspected by Allsop. The information in the schedule of Accommodation set out below was provided by the Vendor.

Flat	Floor	Accommodation
1	Ground	Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin
2	Ground	Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin, Walk in Store
3	Lower Ground	Not internally inspected by Allsop. We understand the property provides: One Bedroom Accommodation
4	Ground	Reception Room/Kitchen, Two Bedrooms, Bathroom with WC and wash basin
5	First	Reception Room, Kitchen, Bedroom, Bathroom with WC and wash basin
6	Lower Ground	Reception Room/Kitchen, Two Bedrooms, Bathroom with WC and wash basin
7	First	Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.