

# Lots 28 & 29

1 & 1A Christchurch Mount,  
Upper Armerly LEEDS LS12 3NH

**GUIDE PRICE: £200,000 FOR THE PAIR**



## SIX BEDROOM HOUSE AND TWO BEDROOM FLAT CLOSE TO UNIVERSITY

This older style end of terrace dwelling offers spacious accommodation and comprises of a six-bedroom house with a two bedroom basement flat. The property is being sold as one lot with full vacant possession and also has a garage. The property has double-glazing although it is need of some refurbishment and we are informed by the vendor that damp proofing works are required to the basement flat. The property has an attractive outlook to picturesque grounds opposite and is located off Stanningley Road within one mile of Armerly town and well situated for the University of Leeds thus having excellent investment potential.

### ACCOMODATION

Flat 1a consists of one bedroom, living room, kitchen, bathroom.  
Flat 1 consists of six bedrooms, living room, kitchen two bathrooms (219 sq m).

### TENURE

Leasehold: approx 996 years unexpired.

### LOCAL AUTHORITY & TAX RATING

Leeds City Council 0113 234 8080  
Council Tax Band: A

### VENDORS SOLICITORS

Rest Harrow & Co  
238 Merton Road, London SW19 1EQ  
020 8544 2731

### VIEWING TIMES

By appointment through the Auctioneers.