

LOT

1

By Order of The Government Legal Department

119 Wensley Drive, Meanwood,  
Leeds LS7 2LU

**Guide Price: £100,000\***

## END OF TERRACED HOUSE IN NEED OF COMPLETE UPDATING



The property is an end of terraced house with off street parking and potential to extend, subject to obtaining any necessary planning consent that may be required. The property is situated just off the A61 approximately 3 miles from Leeds Main Line Station and Centre. The house is in need of complete updating and modernisation throughout. There are the benefits of double glazed windows and gas central heating although the central heating system has not been tested. The property is being sold with the benefit of full vacant possession and will be of interest to owner/occupiers, investors and builders. Please note that under no circumstances will this lot be sold prior to auction.

### ACCOMMODATION

**Ground Floor:** Hall Living Room, Dining Room, Kitchen.

**First Floor:** Bedroom One, Bedroom Two, Bathroom/WC. Bedroom Three.

**Outside:** Front and Rear Gardens.

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

Leeds City Council 0113 222 4444

Council Tax Band C

### VIEWING TIMES

Thursday 17th August 1pm Thursday 24th August 1pm Thursday  
31st August 1pm Thursday 7th September 1pm

STARTING BID

FINAL BID

NOTES

 SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN