

LOT

27 Tilbury Terrace, Holbeck, Leeds LS11 0DA

5

Guide price\* £45,500+



## A three bedroom end of terrace over four levels and now requiring full refurbishment and renovation but offers potential.



### Description

A double fronted three bedroom end of terrace which has accommodation over 4 floors, with gas mains connected and has double glazing but is requiring full refurbishment and renovation. Ideally suited to the investor or builder the house offers potential after modernisation for re-sale or buy to let options. The house is of a back to back style and is in easy reach of Leeds city centre.

### Location

Holbeck is a popular area due to its close proximity to Leeds city centre, the motorway network and the ease of access by road, public transport and on foot. The area offers a plenty of local amenities and is also within

easy reach of shopping at the Hunslet district centre, facilities in Beeston including the Co-op shopping centre and Asda on Old Lane. Recreational facilities can be found nearby at Cross Flatts Park, Elland Road football ground and the John Charles Centre for sport at the South Leeds Stadium. Further shopping is also available a short drive away at the popular White Rose Centre on the A6110 Ring Road.

### Accommodation

**Ground Floor** Basement rooms to lower ground floor, dining kitchen and living room to the ground floor.

**Upper Floors** Three bedrooms and bathroom/WC

**Outside Area** to the front of the house

### Tenure

Freehold

### EPC

Energy Efficiency Rating E

### Auction Valuer

Lucy Crapper ANAVA

### Viewing

Strictly by appointment, please call the auction team on 0114 254 1185 Any viewers of this property are strongly advised to take extra care due to its landscape. Suitable footwear is required and no children permitted. Blundells Auctions and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the site.