



York Towers, York Road, Leeds  
Guide Price £45,000

**Ascend**  
Built on higher standards

# York Towers, York Road, Leeds

**\*\*FOR SALE BY MODERN AUCTION\*\***

This one bedroom apartment at York Towers is offered for sale via the modern method of auction, priced to sell and presenting an excellent investment opportunity.

The property comprises an entrance hall, a spacious living room, a fully equipped kitchen, and a double bedroom. Located on the cusp of Leeds city centre, the apartment is ideally positioned close to a range of local amenities, including shops, restaurants, and recreational facilities. It's also well-served by transport links, providing easy access to the city centre and beyond.

Situated in a popular residential area, this apartment offers both convenience and a desirable living location.

Currently tenanted, the property is sold with tenants in place on a periodic contract (February 2025), at £690PCM. This presents a net return of around 8%!

With no onward chain, the sale includes fixed timescales for exchange and completion.

A video walkthrough is available as an initial method of viewing. In person viewing appointments are subject to limited availability.

Leasehold

Lease: 118 Years approx.

Service Charge: £2500pa Approx.

Ground Rent: £250pa

Council Tax: A - Leeds

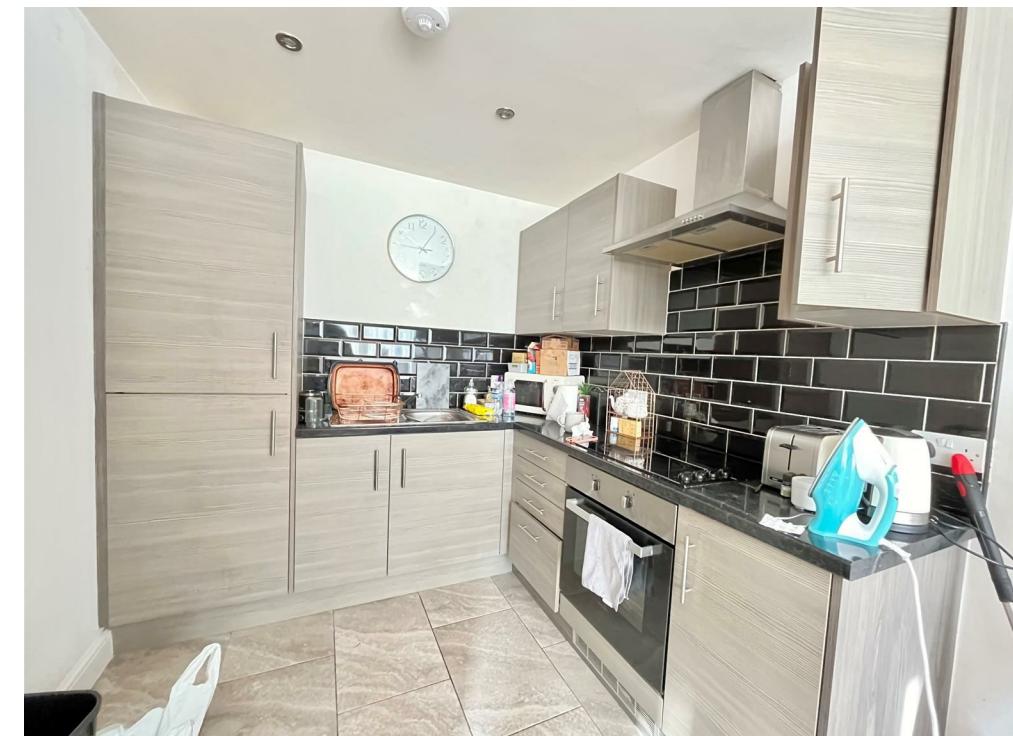
EPC: C

## Auctioneer Comments

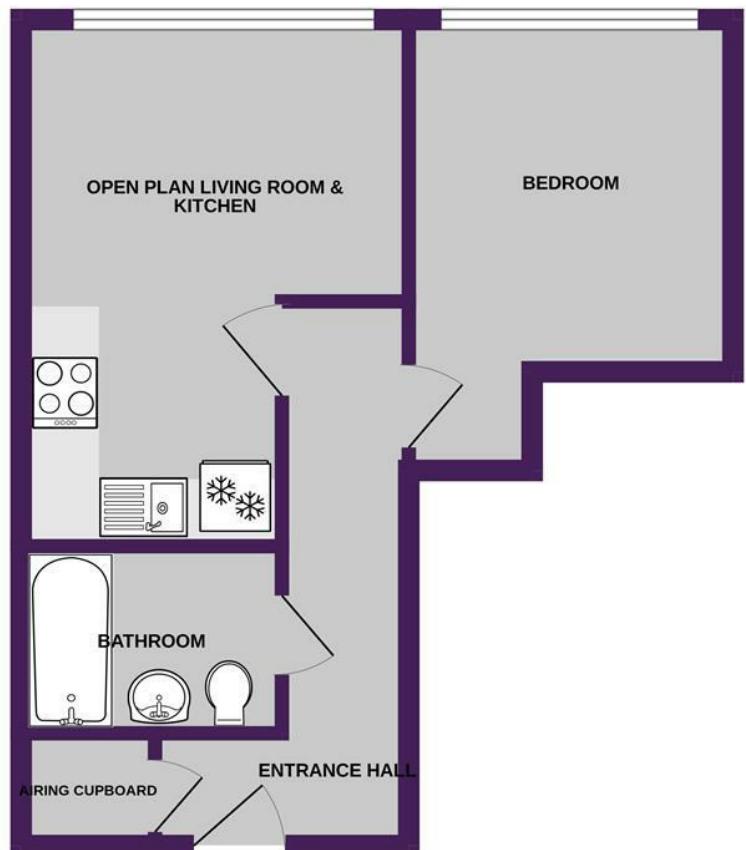
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional

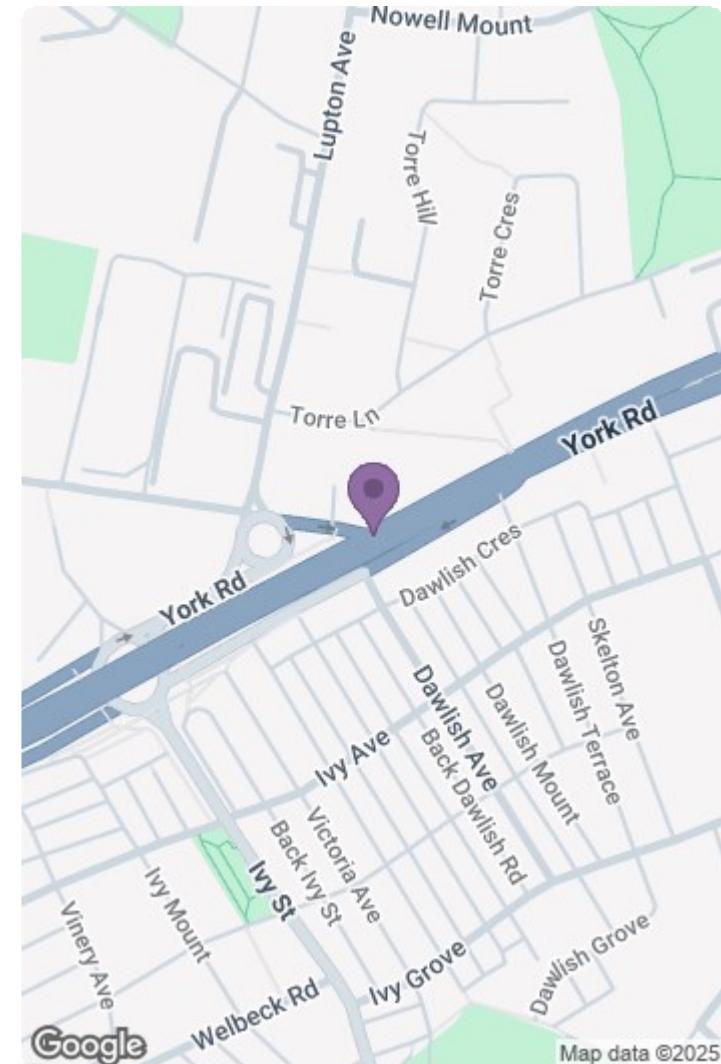
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



## FIRST FLOOR APARTMENT



Whilst every attempt has been made to ensure the accuracy of the details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be treated as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix v2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

England & Wales

