



Merchants House North Street, Leeds LS2 7PN

welcome to

Merchants House North Street, Leeds

A stylish first floor apartment within a stunning Grade II listed building in the heart of Leeds city centre. Featuring two double bedrooms, including a principal bedroom with en-suite, and a bright open plan living space, this home perfectly blends character with modern living.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Merchants House

Merchants House is a stunning conversion in an historic Grade II listed building, maintaining many period character features, spanning most of North Street, as it meets Trafalgar Street. The Northern Quarter has an array of trendy and unique restaurants, Gastro style pubs and an abundance of cafes and takeaways to sample - it also benefits from being a few minutes' walk away from Victoria Gate, which incorporates John Lewis. The property is also in an ideal location for access to transport links, being within close proximity to the train station and bus station.



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Hallway

With a useful storage cupboard and access to all rooms.

Kitchen/Lounge

This impressive open plan living space is both bright and welcoming, offering a spacious layout perfect for everyday living and entertaining. The stylish kitchen features an array of sleek gloss-fronted wall and base units, generous worktops, an integrated oven, and space for further appliances. Two large windows enhance the living area, creating a light-filled and inviting atmosphere throughout.

Bedroom One

A bright and spacious double bedroom with access to an en-suite. The feature frosted glass partition allows natural light to filter through, creating an airy and inviting atmosphere.

En-Suite

Fitted with a three piece suite comprising a shower cubicle, wc and hand basin.

Bedroom Two

A double bedroom with space for free standing furniture.

Bathroom

Fitted with a three piece suite comprising a bath with shower over, wc and hand basin.

Parking

There is the option to rent a parking space at an extra cost.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FABULOUS GRADE II LISTED BUILDING
- STYLISH FIRST FLOOR APARTMENT

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: 371.20

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA110094 - 0003

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