

AUCTION CATALOGUE

COMMENCING 2.30 pm
THURSDAY 24TH NOVEMBER 2011

NEW VENUE
The Auctioneers Offices
Scott Hall House, Sheepscar Street North, Leeds, LS7 3AF

Handley
Gibson 

Scott Hall House
Sheepscar Street North
Leeds LS7 3AF

Tel. 0113 284 9750

Important Information for all bidders

1 Prospective Purchasers are Advised:

- To inspect the property and check the particulars of sale as to the areas, measurements and all other matters to which the properties are expressed to be subject or have the benefit of. All measurements and areas are approximate.
- To satisfy themselves as to the condition of the property. No representation or warranty whatsoever is made or intended in respect of the state of the structure of any property or in respect of its state or repair. Services, gas and electrical fittings have not been tested and their condition is not known. Information or documentation in respect of any item of disrepair does not imply that no others exist.
- To inspect the special conditions of sale in respect of the precise interest to be sold.
- To read the General Conditions on the rear of the catalogue.
- To consult their legal advisers and make all appropriate enquiries with all relevant authorities and bodies. The vendors may make local searches but there is no guarantee they will be received before the sale.

2 Registration. You should register your interest with us so that we can keep you advised of any new information or changes whether the property has been sold or withdrawn prior to the auction.

3 You should check before the sale if any amendments have been made to the particulars or conditions of sale. An amendments list will be made available prior to the auction also kept upto date at www.handleygibsonwaites.co.uk and will be attached to the sale contract and form part of it.

4 Reserve Price. All property is offered subject to a reserve price unless otherwise stated.

5 Guide Prices. are the auctioneer's opinion only and should not be regarded as anything more.

6 Procedure and payment. The fall of the hammer at the final acceptable bid constitutes a binding contract and the purchaser is required to sign the contract and pay 10% of the purchase price, cheques being made payable to the vendor's solicitors.

Completion of the sale and payment of the balance of the purchase money takes place four weeks later unless the conditions of sale provide otherwise.

7 Location plans are provided to enable you to locate the property only. They are not to scale and expressly excluded from any contract. Arrows and other markings on plans or photographs are also only to enable you to locate the property.

8 Rateable Values are obtained on oral enquiries to the Local Authority and no responsibility is accepted for an error or omission.

9 Viewing is at the prospective purchasers own risk, a torch is sometimes needed and great care should be taken at all times

Next Auction

22 March 2012

Entries invited from owners
or their agents by
24 February 2012

AUCTION 28 JULY 2011 - THE RESULTS

LOT	ADDRESS	RESULT
Lot 1	19 Vinery Terrace, Leeds, Ls9 9LU	Unsold
Lot 2	Menai, Dewsbury Road, Tingley, Wakefield, WF3 1LE.	Unsold
Lot 3	8 Mayville Place, Leeds, LS6 1NE.	Sold After
Lot 4	Harlech, Dewsbury Road, Wakefield, WF3 1LE.	Unsold
Lot 5	23 Cross Flatts Parade, Leeds, Ls11 7JL.	Sold After
Lot 6	116 Tempest Road, Beeston, Leeds, LS11 7EG.	£120,000
Lot 7	57 Bayswater Place, Leeds, Ls8 5LS.	Unsold
Lot 8	14 Kepler Grove, Leeds, LS8 5EL.	£60,000
Lot 9	12 Kepler Mount, Leeds, LS8 5EJ.	£55,000
Lot 10	34 Bellbrooke Grove, Leeds, LS9 6AT.	£50,000
Lot 11	21 Harold Mount, Leeds, LS6 1PW.	Postponed
Lot 12	57 Sandhurst Place, Leeds, LS8 3QW.	£65,000
Lot 13	3 Quarry Place, Woodhouse, Leeds, LS6 2JT.	Unsold
Lot 14	9 Welton Place, Leeds, LS16 1EW.	Sold After
Lot 15	49 Lovell Park Heights, Leeds, LS7 1DP.	Postponed
Lot 16	179 Cardigan Road, Leeds, LS6 1QL.	Unsold



Office Location & Auction Venue

LOT 1 - 2 Salisbury View, Armley, Leeds, LS12 2AU.

GUIDE PRICE £65,000 PLUS



**A 2 Bedroom Back to Back House
with Gas Central Heating.**

Situated off Stanningley Road.

Freehold

GROUND FLOOR

**Living Room
Kitchen**

FIRST FLOOR

**1 Bedroom
Bathroom** with w.c. and wash basin.

SECOND FLOOR

1 Bedroom

BASEMENT

Cellar

Vendors Solicitors:-

Lupton Fawcett LLP
Velocity House
3 Solly Street
Sheffield
South Yorkshire
S1 4DE

Open to view each Tuesday at 9.30 am.

LOT 2 - 49 Lovell Park Heights, Leeds, LS7 1DP.

GUIDE PRICE £30,000 to £40,000



A Vacant 2 Bedroom Flat on the Eighth Floor of A High Rise Block of Flats with Views Over Meanwood Valley.

Situated on Lovell Park Road withing walking distance of the city centre.

Leasehold

EIGHTH FLOOR

Living Room

Kitchen

2 Bedrooms

Bathroom with w.c. and wash basin.

Vendors Solicitors:-

Horrocks & Co.

79 Otley Road

Headingley

Leeds

LS6 3PS

Open to view each Tuesday at 11.00 am.

Z1862

LOT 3 - 'Menai', Dewsbury Road, Tingley, Wakefield, WF3 1LE.

GUIDE PRICE £65,000 PLUS



**A Vacant 3 Bedroom Semi Detached House
with Gardens to Front and Rear**

Situated with easy access to the M62, M621, M1 Motorways and White Rose Shopping Centre.

Freehold

GROUND FLOOR

Living Room
Kitchen

FIRST FLOOR

2 Bedrooms
Bathroom with w.c. and wash basin.

OUTSIDE

Gardens to Front and Rear
Car Parking Space

Vendors Solicitors:-

Lupton Fawcett LLP
Velocity House
3 Solly Street
Sheffield
South Yorkshire
S1 4DE

Open to view each Tuesday at 1.15 pm.

LOT 4 - Harlech, Dewsbury Road, Wakefield, WF3 1LE.

GUIDE PRICE £75,000 PLUS



A Vacant 3 Bedroom Semi Detached House with Part uPVC Double Glazing.

Situated off Dewsbury Road close to the Tingley Roundabout.

Freehold

GROUND FLOOR

Living Room

Kitchen with cooker.

Pantry

FIRST FLOOR

3 Bedrooms

Bathroom with w.c. and wash basin.

OUTSIDE

Front and Rear Garden

Vendors Solicitors:-

Lupton Fawcett LLP

Velocity House

3 Solly Street

Sheffield

S1 4DE

Open to view each Tuesday at 1.15 pm.

LOT 5 - 6 Rowland Terrace, Leeds, LS11 6JH.

GUIDE PRICE £40,000 PLUS



A 3 Bedroom Through Inner Terrace House with Double Glazing.

Situated off Lady Pit Lane close to Dewsbury Road.

Freehold

GROUND FLOOR

Living Room
Kitchen

FIRST FLOOR

2 Bedrooms
Bathroom with w.c. and wash basin.

SECOND FLOOR

1 Bedrooms

BASEMENT

2 Cellars

OUTSIDE
Rear Garden

Vendors Solicitors:-
Cobbetts
No.1 Whitehall Riverside
Leeds
LS1 4BN

Open to view each Tuesday at 12.30 pm.

LOT 6 - 19 Vinery Terrace, Leeds, LS9 9LU.

GUIDE PRICE £45,000 PLUS



A Vacant 2 Bedroom Back to Back Terrace House.

Situated off York Road.

Freehold

GROUND FLOOR

Living Room
Kitchen

FIRST FLOOR

1 Bedroom
Bathroom with w.c. and wash basin.

SECOND FLOOR

1 Bedroom

BASEMENT

Cellar

Vendors Solicitors:-

Lupton Fawcett LLP
Velocity House
3 Solly Street
Sheffield
South Yorkshire
S1 4DE

Open to view each Tuesday at 11.45 am.

LOT 7 - 30 Delph Mount, Leeds, LS6 2HS.

GUIDE PRICE £140,000 PLUS



**A Tenanted 3 Bedroom Through Terrace House
with Gas Central Heating and uPVC Double Glazing.
Producing an Annualised Income of £6,120.**

Situated in a busy student letting area.

Freehold

Let on assured shorthold tenancy at £510 p.c.m. from May 2010.

GROUND FLOOR

Entrance Hall

Living Room

Dining Kitchen

Separate w.c.

FIRST FLOOR

1 Bedroom

Bathroom with w.c. and wash basin.

SECOND FLOOR

2 Bedrooms

BASEMENT

Cellar

OUTSIDE

Patio Garden at Front

Rear Yard

Vendors Solicitors:-

Grahame Stowe Bateson

Portland House

5 - 7 Portland Street

Leeds

LS1 3DR

Open to view each Tuesday at 10.15 am.



Our experienced Property team, make the process of buying and selling property as straightforward as possible. We provide an efficient and professional service at a highly competitive price whether buying or selling a property.

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- **Email**
Lyndon.campbell@simpsonmillar.co.uk
- **Or visit us at www.simpsonmillar.co.uk and complete our online enquiry form.**

www.simpsonmillar.co.uk
Telephone: 0800 6341628

General Conditions of Sale

1) The properties are sold subject to the following conditions and the Special conditions which will be available for inspection at the offices of the auctioneers or vendors' solicitors for a period of seven days prior to the sale. Purchasers shall be deemed to purchase with full knowledge thereof whether inspected or not. Should there be any variation between the sales particulars or these conditions and the special conditions of sale the latter shall prevail.

2) The vendors and the Auctioneers reserve the right to alter or to add to the particulars and conditions of sale at any time prior to the sale.

3) Unless otherwise stated, each lot is subject to a reserve price whether declared or not and the right of the Vendor or any person on behalf of the vendor to bid up to that price.

4) The vendor reserves the right to

- a) Divide the property into lots, rearrange or consolidate any lots
- b) Without disclosing the reserve price to withdraw from the sale any property at any time before it has been sold whether or not the sale has begun.

5) The auctioneer:

- a) Reserves the right to regulate the bidding.
- b) May refuse to accept a bid
- c) In the case off a dispute as to any bid may forthwith determine the dispute or again put up the property or lot at the last undisputed bid.

6) The successful bidders shall forthwith after the fall of the hammer give their name and address to the auctioneer and complete and sign the contract and pay a deposit of 10% of the purchase price, or £1,000 if higher, to the vendors solicitors. Any deposits whilst in the possession of the auctioneers are held as stakeholders.

7) The auctioneer reserves the right to withhold the Memorandum of contract signed by the vendors or the auctioneer on their behalf until the purchaser's cheque for the deposit has been cleared.

8) If any cheque given as a deposit shall be dishonoured upon presentation or a purchaser fails to pay a deposit on acceptance of their bid then without notice the vendor shall have the right to deem such conduct as a repudiation of the Contract and may resell without notice or without prejudice to the vendors' rights to claim damages for such repudiation and or take any steps which may be available as a consequence of the purchasers' breach of contract.

9) The date for completion shall be 28 days after the date of the auction unless the special conditions provide otherwise.

10) The vendors reserve the right to sell prior to the Auction.

11) It shall be the Purchasers' liability to satisfy themselves before making a bid as to the accuracy of all matters contained in the particulars of sale. All dimensions and areas are approximate.

12) The purchaser shall be deemed to have made local land charge searches and enquiries of all relevant authorities and have knowledge of all matters which would be disclosed thereby and shall purchase subject to all such matters.

13) The purchaser will reimburse the costs, if any, of obtaining local land charge searches. 14) The properties are sold subject to any existing tenancies, leases, agreements or licences referred to in the particulars of

sale and or special conditions of sale. Whether or not purchasers have inspected such documents and any other matters subject to which a property is sold they shall be deemed to purchase with full knowledge of the contents and shall make no objections or raise any requisition thereto notwithstanding partial, incomplete or inaccurate statements in the particulars nor shall any objection be taken to the absence of any agreement in writing with an occupier.

15) The only representation made or intended to be implied in relation to any tenancy is that the amount of rent stated are the rents actually payable or being paid and no representation is made that those rents are properly chargeable. No representation is made that any notices served were valid in proper form or properly served and vendors shall not be required to furnish copies of any such notices served by them or their predecessor in title and Vendors shall not be liable to make compensation for any rents found to be improperly increased or not legally chargeable. Purchasers shall be satisfied with such evidence or information of the terms of any tenancy as the vendors can supply.

16) Nothing shall be incorporated in any sale by way of condition, warranty or representation in the case of any tenancy that there are not subsisting any subtenancies or similar occupations. Whether or not any such shall be disclosed at or before the Auction the Purchaser shall be deemed to purchase with full knowledge or any that there may be and no objection or requisition shall be made on account thereof.

17) Purchasers shall satisfy themselves as to the ownership or fixtures, fittings and installations in the properties being sold. All items remaining on unoccupied premises at the date of completion are deemed to be included in the sale.

18) Purchasers shall be responsible for complying with any schedule of dilapidations which shall be served either before or after the date of sale.

19) The vendors and the auctioneers make no warranty, nor is any to be implied, that the use of the demised premises is authorised under the Planning Acts, leases, or otherwise, for any specific purpose.

20) The Properties are sold subject to Notices, Orders, Restrictions, Agreements or Requirements affecting them under Town and Country Planning Acts and each purchaser will take the relevant property subject to and be responsible for complying with the same. No warranty whatsoever is made intended or to be implied as to whether the same is subject to any resolutions, schemes, development orders, improvement notices or notices under the Housing acts, Public Health Acts or Building Regulations or as to whether any property is in an area where redevelopment, road widening or schemes may be proposed or envisaged and each purchaser shall be deemed to purchase with full knowledge of all such matters. Neither the vendors nor the Auctioneers shall be in any way liable in respect of such matters or failure to disclose the same it being solely the duty of each purchaser to satisfy themselves at their own risk.

21) It shall be the purchasers responsibility to satisfy themselves as to the state of the structure of the property or the state of repair thereof. No warranty is made or to be implied and the purchaser shall be deemed to acknowledge that they were not induced to purchase by any representations whether written or oral by or on behalf of the vendor as to the state and condition.

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