

# Amendments to the catalogue

**IMPORTANT NOTICE**

The auctioneers cannot give any guarantee that this addendum represents a comprehensive list of all amendments and conditions included in individual sales contracts. All bidders are reminded that it is their responsibility to inspect the legal packs to satisfy themselves that they are fully aware of all terms and conditions. This should include any agents or solicitors fees/costs and Disbursements for which they are responsible, completion dates and other relevant matters that they will be obliged to comply with once they have successfully purchased the property. The auctioneer will assume that by bidding for a property you have made all the appropriate enquiries

**SOLD PRIOR**

Lot 6: 63 Westgate End, Wakefield. WF2 9RL

Lot 15: 66 North Road, Kirkburton. HD8 0RU

**ADDITIONAL / AMENDED WORDING**

Lot 10: 26 High Street, Wakefield. WF4 5AA - Please note: VAT is payable on the purchase price.

Lot 19a: 23 Arthington Street, Leeds. LS10 2NG - This garden fronted, well presented three bedroom end terrace in LS10 is sure to appeal to the buy to let landlord. The property has recently become vacant after having been let at £650 per calendar month (former tenancy agreement in legal pack). The property is larger than your average back to back terrace and consequently has a generous modern kitchen and three double bedrooms. It also benefits from central heating, double glazing and neutral décor throughout. There is a separate entrance to the basement which may also lend itself to development subject to the necessary planning consents.

Lot 20: 3 Kensington Street, Bradford. BD8 9LZ – The owner has agreed to commission the commercial EPC's after the auction and as soon as he has been able to gain access to the retail units

Lot 21: 5 Kensington Street, Bradford. BD8 9LZ – The owner has agreed to commission the commercial EPC's after the auction and as soon as he has been able to gain access to the retail units

Lot 26: Land to rear of 43-47c Industrial Road, Sowerby Bridge. HX6 2RB - Please note the site is landlocked. There is no vehicular or pedestrian access.

Lot 32b: Flat 209 Cheapside Chambers, Bradford. BD1 4HP - This well presented 2nd floor one bedroom apartment, in Bradford city centre, will appeal to the buy to let landlord. The property is being sold with vacant possession after having been let at £399 per calendar month as recently as August 2019. There is the potential to generate a high yield, in excess of 19%, based on the lower guide price. The apartment has electric heating, double glazing, modern dining kitchen, large double bedroom and shower room. This is a relatively new development and is situated less than 0.25 miles from The Broadway shopping centre. Leasehold information – Please refer to the legal pack.

**POSTPONED**

Lot 8: 9 Whitcliffe Square, Cleckheaton. BD19 3PL

Lot 36: 103 Ullswater Crescent, Leeds. LS15 0AJ

**PRICE CHANGE**

Lot 23: 77a & 79a High Street, Kippax. LS25 7AH – Now £95,000 +

Last updated: Wednesday, 04 September 2019 at 10:15 AM

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