



Leeds Road, Blackpool, FY1 4HQ
Starting Bid £80,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

This EPC is for the Ground Floor Flat

- For Sale by Online Auction
- Two 2 Bedroom Flats
- Projected Income c.£14,000 PA (once improved)
- Ground Floor Flat is Vacant
- FFF is Currently Tenanted @ £500PCM
- Improvement Works Needed
- Realistically Priced
- Convenient for Stanley Park & Victoria Hospital

Leeds Road, Blackpool

For Sale by Online Auction with a Starting Bid of £80,000. Terms & Conditions Apply. See WebbMove for all the Auction Details.

A substantial end garden terraced house arranged as two 2 bedroom flats, situated in a popular residential area just off Whitegate Drive, within easy reach of all local amenities including shops, schools, bus routes, Stanley Park and Blackpool Victoria Hospital.

The ground floor flat is currently vacant and is mostly modern albeit there are improvement works required including some damp. Once finished, it would make an excellent buy-to-let opportunity and would attract hospital staff at approximately £600PCM.

The first floor flat is currently tenanted at just under £500PCM, it also requires improvement works but once complete, there is scope to increase the rent.

Viewings are available in person or via our 360 virtual tour.

GROUND FLOOR FLAT

LOUNGE

12' 2" x 17' 4" (3.71m x 5.28m)

BEDROOM ONE

10' 8" x 14' 3" (3.25m x 4.34m)

BATHROOM

5' 10" x 7' 1" (1.78m x 2.16m)

BEDROOM TWO

9' 9" x 8' 4" (2.97m x 2.54m)

KITCHEN

11' 9" x 8' 10" (3.58m x 2.69m)

YARD

FIRST FLOOR FLAT

LOUNGE

17' 1" x 13' 3" (5.21m x 4.04m)

BEDROOM ONE

10' 9" x 13' 0" (3.28m x 3.96m)

KITCHEN

8' 10" x 8' 8" (2.69m x 2.64m)

BATHROOM

8' 6" x 6' 6" (2.59m x 1.98m)

BEDROOM TWO

11' 11" x 9' 2" (3.63m x 2.79m)

BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)



Leeds Road, Blackpool

MOBILE DATA

We are advised that you are likely to have mobile coverage.

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

TENURE

The property is **Leasehold**

COUNCIL TAX (PER FLAT)

Band **"A"**

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

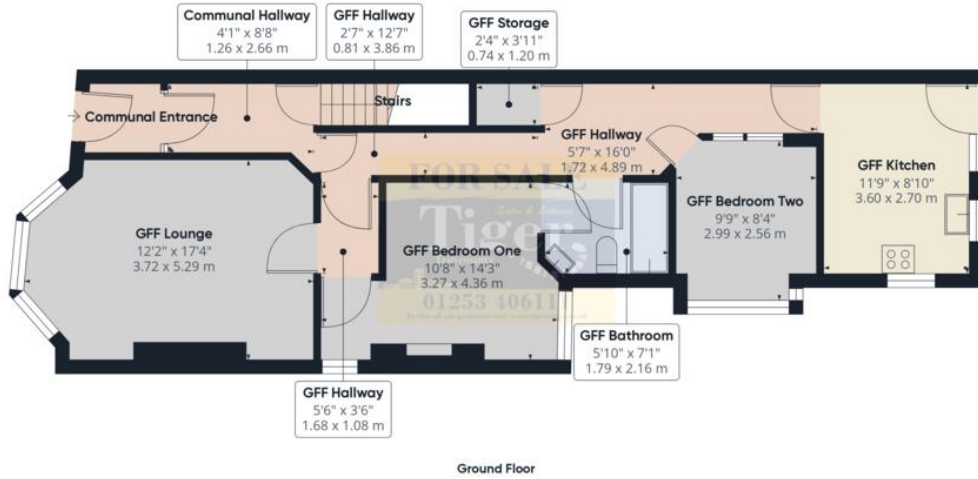
PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

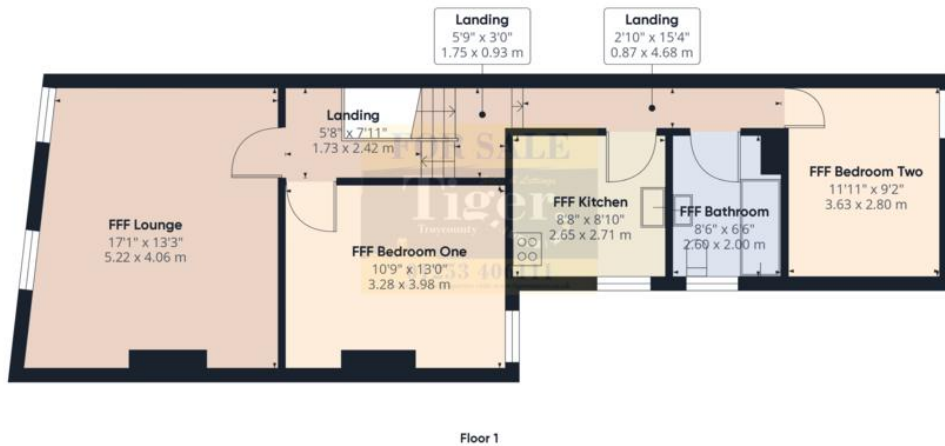
14/11/2024



Leeds Road, Blackpool



Approximate total area¹⁾
 1440.53 ft²
 133.83 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360