



William H Brown Northern Auction: 01302 710490 or leedsauctions@sequencehome.co.uk

Auction: Tuesday 28<sup>th</sup> March 2017

Venue: Leeds United Football Ground (East Stand) Elland Road, Leeds, LS11 0ES

## LATE ENTRIES

**LOT 24** A three bedroom first floor flat **AMG**

18 Wootton Court, Scunthorpe, North Lincolnshire, DN17 1XU

**Description:** Offered for sale with vacant possession is this three bedroom first floor flat, situated within a residential area of Scunthorpe. The property has gas fired central heating and uPVC double glazing. Internally the property requires updating and modernisation throughout.


**Accommodation:**

**First Floor Flat:** Entrance Hall, Lounge, Kitchen, Utility Room, Landing, Three Bedrooms & Bathroom

**Tenure:** Leasehold

**EPC Rating:** C

**Viewing:** William H Brown, 16-18 Oswald Road, Scunthorpe, DN15 7PT  
T: 01724 868448



**PHOTO OF THE BLOCK**

**\*Guide Price £35,000**

## ADDENDUM

### PLEASE READ THESE NOTES CAREFULLY BEFORE VIEWING OR MAKING AN OFFER OR ATTENDING THE AUCTION.

You are strongly advised to read the inside front cover of our catalogue entitled "important notice" before pursuing an interest in any property as it contains important information about the auction process. You will be deemed to be aware of its contents and the information on this Addendum even if you have not read them. (2) Information on this Addendum may affect your legal rights and / or judgement of the properties. Copies of the Addendum, current at the time of sale, will be fixed to and form part of the legal contracts. (3) The Guide Prices shown must not be relied upon, by prospective buyers, as a valuation or assessment of the value of the properties. They are intended to provide prospective buyers with an indication of the likely Reserve that may be set at the time of going to press. These Guide Prices are subject to variation and interested buyers are advised to make regular checks for changes. Reserve prices may be higher or lower than the relevant published Guide Prices. (4) Please note that William H Brown take contractual deposits as "agents for the seller" and not as stakeholders

**COMPLETION DATES** – Please refer to legal packs for all completion dates. The majority of lots are usually 28 days from exchange however some properties may vary therefore we advise you to check the legal pack prior to bidding.

**BIDDING NUMBERS** – If you have registered to bid please leave your bidding number in the auction room before leaving after the sale.

**CONTRACT DOCUMENTATION CHARGE** - £850 including VAT is applicable to every lot sold and payable by the purchaser simultaneous to the deposit

**MONEY LAUNDERING REGULATIONS** – Purchasers are advised that we are required to obtain photocopies of the appropriate identification when signing the contract today before leaving the saleroom and your co-operation is requested.

Please be advised: We are committed to preventing our services being used for the purposes of money laundering and in addition to asking you for proof of ID and address we carry out electronic ID verification of all vendors and purchasers. This is not a credit check and the ID verification 'footprint' left on your credit file will not affect your credit score. If you have any questions, please refer these to a member of the auction staff."

**STAMP DUTY THRESHOLDS**-Legislation has just changed re the amount payable for stamp duty. Further clarification can be sought via the government website <https://www.gov.uk/stamp-duty-land-tax-rates>

**PURCHASERS – Please Note**-Attention is drawn to the special conditions of each lot and in particular, in some cases, in addition to the purchase price buyers will be required to make a contribution to the sellers costs as part of the funds required at completion. Purchasers are deemed to buy with full knowledge of such costs (if applicable) that are detailed in the Special Conditions of Sale.

It is advised to please check the legal pack prior to bidding as this information is only given as a guide line.



# NOW TAKING LOTS FOR OUR NEXT SALE

**Tuesday 16<sup>th</sup> May 2014 Leeds United Football  
Ground, Commencing at 12.30pm**

**\*Please call the auctioneers for a free auction  
appraisal on 01302 710490\***

