

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

LATE ENTRY

Lot 8a – Flats 1-9, 8 Oak Villas, Bradford. BD8 7BG

WITHDRAWN

Lot 14 - 60 Sherburn Road North, Leeds. LS14 2BT

Lot 23a – 2 Lark Street, Keighley. BD21 2EJ

POSTPONED

Lot 21- 70 Trinity Road, Bridlington. YO15 2HF

Lot 23 – 37 Raincliffe Street, Leeds. LS9 9LW

SOLD PRIOR

Lot 8a – Flats 1-9, 8 Oak Villas, Bradford. BD8 7BG

Lot 9 – 17 Hebble View, Halifax. HX3 9LT

Lot 25 – Land at Greenways, Boroughbridge. YO51 9EN

Lot 27 – 12 Linton Croft, Leeds. LS16 5DB

AMENDED WORDING

Lot 7 – 2 & 4 Westbourne Avenue, Leeds. LS11 6EL: Two properties combined many years ago consisting of 8 studio rooms virtually all rented to private tenants generating an income of £29,832.00 and a return of 20% when based on the quoted guide price. (Note: All tenants pay their own electricity bills). The property is fully managed by professional letting agents. All appropriate electric and fire alarm certificates etc are in place, see legal pack for further information. The letting agent has advised us that 2 studios are vacant at present but the seller will guarantee the full rental income of £29,832 for 28 days following completion. Please note: A 21 day completion applies to this lot.

Lot 16a – Land adj to 7 Northern Cottages, Main Street, Aberford. LS25 3AJ: It is the seller's belief that the land being offered includes everything to the south of the small wooden gate as shown on our street view photograph. The land registry plans actually include a small area of land to the North of the gate but buyers should assume this area is not included as part of the sale. Any changes to the land registry plans will be the responsibility of the buyer after completion has taken place

Lot 25 – Land at Greenways, Boroughbridge. YO51 9EN: This rectangular plot of land sits behind the houses and garages on Greenways & measures approximately 0.065 hectares (0.16 acres).

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