

FOR SALE

**N** Nabarro  
McAllister

Freehold property comprising house  
with long lease to adjacent hot food  
takeaway

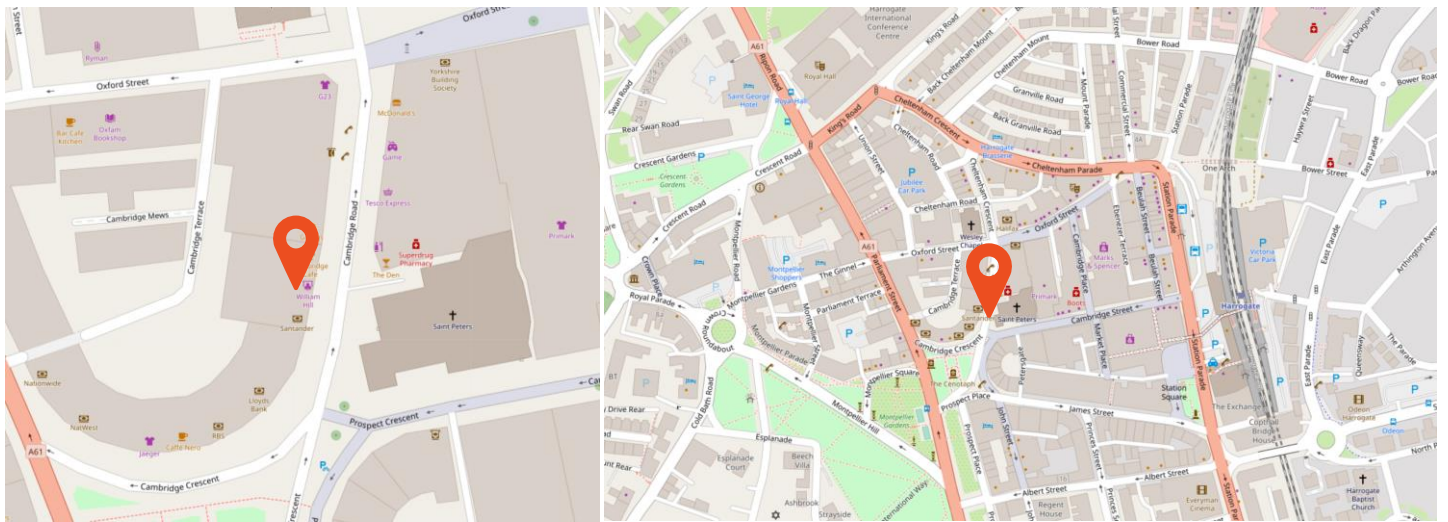
30 ASTLEY LANE, SWILLINGTON, LEEDS LS26 8UD



- Vacant house for letting or owner occupation
- Long lease to adjacent hot food takeaway
- Scope for improvement and upgrading
- Established residential area

Offers in excess of £295,000

# 30 ASTLEY LANE, SWILLINGTON, LEEDS LS26 8UD



## LOCATION

The property stands in a predominantly residential area in the village of Swillington with local authority housing predominating in the immediate vicinity. Leeds City Centre is about six miles away and there is easy access to the suburb and centres of Colton and Garforth and easy access to the motorway network.

## DESCRIPTION

The property comprises a house which is semi-detached from a hot food takeaway shop. The building is estimated to be about 85 years old. It is of traditional cavity construction with walls built in brick with a part rendered covering under a blue slated pitched roof. The gutters and fall pipes are in PVC.

## ACCOMMODATION

	m2	ft2
<b>BASEMENT –</b>		
<b>GROUND FLOOR</b>		
Living Hall		17'4" x 18' 4"
Cloakroom with WC		
Kitchen with range of fitted units		26'11" x 11'
Living room		27'3" x 12'8"
<b>FIRST FLOOR</b>		
Staircase/landing		
Bedroom		11'10" x 2'1"
Bedroom		12'7" x 12'8"
Bedroom		12' x 12'
Shower room with shower cubicle and shower, washbasin, WC		
Bathroom with corner air bath vanity unit with washbasin, WC tiled walls and floor		
Bedroom		13'4" x 13'1"
Bedroom		10'5" x 11'1"
There is a detached garage on an adjacent site		
<b>TOTAL</b>		

## SERVICES

The property benefits from all mains services. Gas fired central heating is installed.

## COUNCIL TAX

On enquiry of the Valuation Office website we understand the property is assessed for Council Tax purposes as follows:

### Council Tax Band

D

## PLANNING

The property has been in residential use for many years. Purchasers should make their own enquiries with the Local Authority

## TERMS

The property is for sale subject to the long lease to the hot food takeaway in the sum of £295,000.

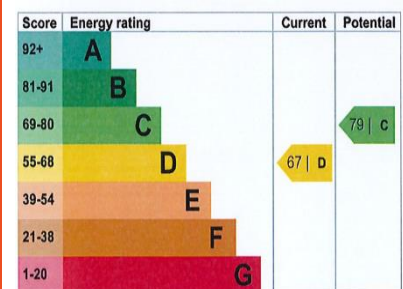
## VAT

Our client advises that VAT is not chargeable on this transaction. Your legal advisors should verify.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC



## VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

[info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)

[www.nabarromcallister.co.uk](http://www.nabarromcallister.co.uk)

REF: OCTOBER 2022

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## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

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