



**St. Alban Mount, LEEDS LS9 6JZ**

**welcome to**

**St. Alban Mount, LEEDS**

A three-bedroom semi-detached home offering both front and rear gardens, with the front providing space for off-street parking. While the property requires general updating throughout, it presents excellent potential to be transformed into a wonderful family home.



## **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **St. Alban Mount**

#### **Ground Floor**

##### **Entrance Hallway**

It features a fitted radiator and carpet flooring.

##### **Lounge**

A good sized lounge featuring a front double-glazed window, two fitted radiators, elegant ceiling coving, and a stylish feature fireplace.

##### **Kitchen**

The kitchen features two rear double-glazed windows and an external door. It includes a fitted radiator, a range of wall and base units, a sink with

drainer, and designated spaces for freestanding appliances. A further internal door leads to a large storage room, which also houses the boiler—an excellent practical addition to the home.

##### **First Floor**

###### **Bedroom One**

A spacious double bedroom featuring a front double-glazed window and a fitted radiator.

###### **Bedroom Two**

A double bedroom featuring a rear double-glazed window and a fitted radiator.

###### **Bedroom Three**

A single bedroom featuring a front double-glazed window.

##### **Bathroom**

The bathroom includes a bath, wash basin, and toilet, with fully tiled walls and a rear double-glazed window.

##### **External**

Both the front and rear gardens are well presented. The front offers space for a parking spot alongside a neat lawned area, all enclosed by double drive gates. A side gate provides access to the rear garden, which features a paved area with a small set of steps leading down to a well-maintained lawn.



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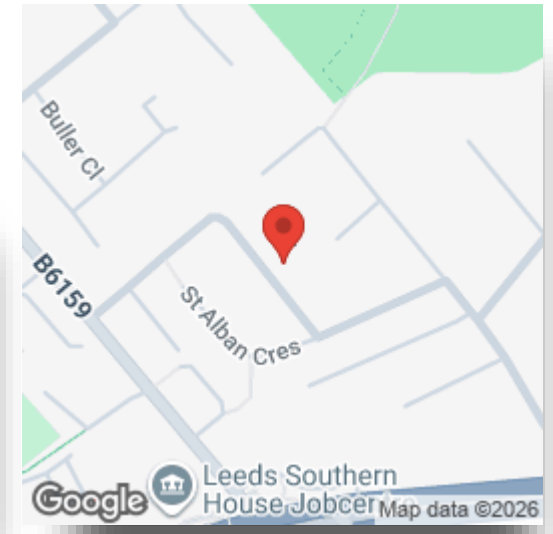
## St. Alban Mount, LEEDS

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI DETACHED
- THREE BEDROOM

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£140,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
OAK109674 - 0002

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