



**Kelmscott Crescent, Leeds LS15 8JY**

**welcome to**

**Kelmscott Crescent, Leeds**

FOR SALE BY MODERN METHOD OF AUCTION, at a Starting Bid of £200,000 this THREE BEDROOM semi detached is in need of updating and would be an INCREDIBLE project property for the right buyer! Contact our Crossgates team to arrange your viewing!



## **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.

## **Entrance Hall**

Having an entrance door to the front aspect, a useful storage cupboard, and stairs to the first floor landing.

## **W.C**

Equipped with a w.c, a wash hand basin set within a vanity storage unit, and a window to the front.

## **Lounge**

Featuring a double glazed bay window to the front aspect, a gas central heating radiator, and a feature fire place with an inset fire, surround, and hearth.

## **Dining Room**

Having a gas central heating radiator, and patio doors leading through to the conservatory.

## **Conservatory**

Having double glazed windows to the sides and a double glazed door to the rear.

## **Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a one and a half bowl sink and drainer, a window to the rear, and a cupboard housing the boiler. Door leading out to the side.

## **First Floor Landing**

With stairs rising from the ground floor and having a window to the side.

## **Bedroom One**

With a bay window to the front, fitted wardrobes and fitted bedside cabinets, plus a radiator.

## **Bedroom Two**

Window to the rear, fitted wardrobes, and a radiator.

## **Bedroom Three**

Window to the rear, fitted wardrobes and a radiator.

## **House Bathroom**

Fitted with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and a w.c. Tiling to the walls, radiator, and an access hatch to the loft.

## **Exterior**

Externally the property has a paved garden space and driveway to the front with a low wall boundary and access to the garage.

To the rear is a paved garden space with a raised planter and a garden shed.

## **Garage**

A single detached garage with an up and over door.



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## Kelmscott Crescent, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid £200,000
- For Sale By Modern Method of Auction

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

guide price

**£200,000**



Total floor area: 100.3 m<sup>2</sup> (1,144 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any external floor areas), openings and construction are approximate. No details are guaranteed. This contract is the best offer for any purchase and the buyer shall bear the risk of any agreement. No liability is taken for any error, omission or misstatement. A buyer must rely upon their own inspection. Powered by [www.propertybox.co.uk](http://www.propertybox.co.uk)



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111865 - 0002

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