



Studfold View, Leeds LS14 6SZ

welcome to

Studfold View, Leeds

FOR SALE by MODERN method of AUCTION, this THREE BEDROOM semi detached could be RIGHT UP YOUR STREET! With a starting bid of just £100,000 this property is in need of some updating throughout and includes gardens to the front and rear! Call us for more details and to book in 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 the entrance door to the front, and stairs to the first floor landing.

Lounge

Having a bay window to the front, and a fire place with an electric fire.

Dining Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, an electric oven, gas hob, and tiling to the splash areas. Window to the rear and a door leading through to the conservatory.

Conservatory

Of upvc construction and having windows to all sides plus French doors to the side.

Bedroom One

With a window to the front, fitted cupboard, and a radiator.

Bedroom Two

Window to the rear.

Bedroom Three

Window to the front.

Shower Room

Fitted with a shower cubicle, a wash hand basin and the w.c, frosted window to the rear.

Exterior

Externally the property has a garden space to the front with a block paved driveway. lawn, and access to a garage with double door access.

To the rear is a further garden space.



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Studfold View, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting bid £100,000
- Three Bedroom Semi Detached

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

guide price

£100,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111800 - 0002

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