



Temple Rise, Leeds LS15 0JU

welcome to

Temple Rise, Leeds

For sale is a well presented TWO BEDROOM DORMER STYLE BUNGALOW set within a CUL DEC SAC location CLOSE TO TEMPLE NEWSAM PARK. The property features a bright OPEN PLAN LOUNGE AND DINING AREA leading to an ENCLOSED REAR GARDEN with a SOUTHERLY aspect.



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 side aspect, a built in storage cupboard, radiator, and stairs to the first floor.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer, an electric oven with an electric hob, tiling to the splash area and a cooker hood unit over. Also includes plumbing for a dish washer, space for a fridge freezer, tiling to the floor, and a double glazed window to the front.

Lounge Diner

Double glazed window to the front, two gas central heating radiators, a feature stone fire place, double glazed window to the front, and French door to the rear.

Bathroom

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Also includes a heated towel rail, tiling to all visible areas, ceiling spotlights, and a double glazed window to the rear.

First Floor Landing

With stairs rising from the ground floor and having a window to the side. Also includes a storage room to the rear and a utility room to the front.

Bedroom One

Double glazed window to the front, and a gas central heating radiator.

Bedroom Two

Having a window to the rear, fitted wardrobe, and a gas central heating radiator.

Exterior

Externally the property has a garden space to the front with gated access to a flagged driveway, and low wall boundary.

To the rear is a further garden space with paving, a lawn, a raised planter bed, and access to the detached garage.

Garage

A single detached garage with windows to the side.



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Temple Rise, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached Dormer Bungalow
- Two Double Bedrooms

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

guide price

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111522 - 0007

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