



Hesse Terrace, Leeds LS6 1EQ

welcome to

Hessle Terrace, Leeds

Offered with NO ONWARD CHAIN and plenty of potential. Spacious accommodation over four floors with TWO receptions rooms & FOUR bedrooms. Internal viewing is a must!



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.

Hessle Terrace Ground Floor Hallway

door from the front opens into the hallway with radiator and stairs up to the first floor

Living Room

A spacious reception room to the front of the property with gas fire with handmade wooden surround, radiator and bay window

Second Reception Room

To the rear of the property with gas fire, built in storage cupboard to alcove, window and door to the

rear. Stairs to the lower ground floor.

Lower Ground Floor

Stairs from the ground floor

Basement

Useful storage space

Kitchen

With fitted base units with sink unit, provisions for free standing cooker along with other appliances. Window allowing natural light

First Floor Landing

With stairs from the ground floor and stairs up to the second floor

Bedroom One

A spacious double bedroom with wall mounted gas heater and two windows

Bedroom Two

A good sized double bedroom with built in storage, radiator and window

Bathroom

The bathroom comprises; Bath, wash basin, low flush wc, part tiled walls and window

Second Floor

Stairs from the first floor

Bedroom Three

A good sized bedroom to the second floor with floorboard, radiator and velux window

Bedroom Four

A second bedroom on this floor with floorboard, radiator and velux window

Outside

There is a small paved courtyard to the rear along with a garage/outbuilding providing storage.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Hessle Terrace, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedroom End-terrace
- Accommodation over Four Floors

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

guide price

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEA109900 - 0003

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