



Oak Crescent, Leeds LS15 0DS

welcome to

Oak Crescent, Leeds

This spacious semi-detached house offers fantastic potential throughout. Featuring two generous reception rooms, front and rear gardens, and off-street parking it's ideal for buyers looking to create their dream home. With scope for modernisation, this property presents a wonderful opportunity.



The property opens into a central hallway leading to a spacious lounge at the front and a separate dining room at the rear, offering flexible living and entertaining space. A well-proportioned kitchen sits adjacent to the dining room, with access to the rear garden. A convenient ground floor toilet is also located off the hallway. Upstairs, the layout comprises three bedrooms—two doubles and one single—accessed via a central landing. A shower room completes the first-floor.

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.



Ground Floor

Lounge

11' 8" MAX x 15' 3" MAX (3.56m MAX x 4.65m MAX)

Dining Room

12' 5" MAX x 14' 3" MAX (3.78m MAX x 4.34m MAX)

Kitchen

8' MAX x 7' 7" MAX (2.44m MAX x 2.31m MAX)



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Oak Crescent, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI-DETACHED HOUSE; THREE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS: LOUNGE AND DINING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111119 - 0003

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