

Kennerleigh Avenue, LEEDS LS15 8RU

## welcome to

# **Kennerleigh Avenue, LEEDS**

Nestled in a quiet residential area, this is a well-presented three-bedroom semi-detached dormer bungalow, ideal for those looking to down size. The property boasts spacious front and rear gardens, off-street parking via a private driveway and garage.













#### **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, jamsold 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' 9" MAX x 14' 9" MAX ( 3.58m MAX x 4.50m MAX ) Lounge featuring large bay window to the front, feature fireplace, carpeted throughout.

#### Kitchen

11' 8" MAX  $\times$  8' 6" MAX ( 3.56m MAX  $\times$  2.59m MAX ) Kitchen with fully fitted wall and base units, window to the rear and side, door to the side.

#### **Bedroom Two**

12' 5" MAX x 8' 1" MAX ( 3.78m MAX x 2.46m MAX ) Fitted wardrobes, carpeted throughout, window to

the rear.

#### **Bedroom Three**

8' 8'' MAX x 10' 1" MAX ( 2.64m MAX x 3.07m MAX ) Carpeted throughout, window to the front.

#### Bathroom

Bathroom incorporating a three piece suite; bath tub, electric shower, washing hand basin, W/C, window to the side, tiled walls throughout.

#### First Floor Bedroom One

Carpeted throughout, window to the rear.





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# Kennerleigh Avenue, LEEDS

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN
- SEMI-DETACHED DORMER BUNGALOW

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

£210,000







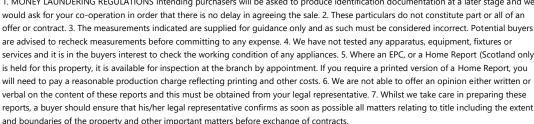
Kingswear Cres Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111230



Property Ref: CGT111230 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) and boundaries of the property and other important matters before exchange of contracts.





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