



Park View, Upper Town Street, Bramley Leeds LS13 3JX

welcome to

Park View, Upper Town Street, Bramley Leeds

A one bedroom apartment set in a popular and convenient location of Bramley with great access to local amenities and transport links.



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 £300 inc VAT towards the preparation cost of the pack.

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.

Park View, Upper Town Street

A one bed apartment which is situated within one of Bramleys most sought after locations. With excellent access to local amenities and transport links, this property would be ideal for professionals traveling to and from Leeds and Bradford City Centres. The property briefly comprises an entrance hall, lounge area, kitchen area, one good sized bedroom and a bathroom.

Entrance Hall

The apartment door opens into the entrance hall which has a useful storage cupboard.

Open Plan Lounge/ Kitchen

Lounge Area

With two windows to the rear and side elevations.

Kitchen Area

A fitted kitchen with a range of wall and base units including complimentary work surfaces, incorporating a stainless steel sink and drainer unit, oven, hob, cooker-hood. Integrated fridge freezer.

Bedroom

A double bedroom with a window to the rear elevation.

Bathroom

Fitted with a white three piece suite comprising; panelled bath with shower over and curtain to the side, pedestal wash hand basin and low flush wc. Part tiling to walls, extractor fan and window to the rear elevation.

Externally

The building benefits from having secure communal parking.



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Park View Upper Town Street, Bramley Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- One Bedroom Apartment

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£60,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEA108397 - 0004

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