



Ash Road, Leeds LS6 3HD

welcome to

Ash Road, Leeds

A spacious through terrace with five bedrooms which is situated in a popular and convenient area of Headingley.



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.

Ash Road

A mid terraced five bedroom property which offers accommodation over four floors. Located within a popular and sought after area this property is conveniently situated for access to the excellent amenities of Headingley Centre and is within easy access of Headingley Train Station. In brief the property comprises; entrance hall, kitchen, lounge, five bedrooms and bathrooms. To the rear of the property there is an easy to maintain yard enclosed by timber fencing.



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Ground Floor

Entrance Hall

The front entry door opens in to the entrance hall.

Lounge

15' 2" x 10' 9" (4.62m x 3.28m)

With laminate flooring and a double glazed bay window to the front elevation.

Kitchen

12' 7" x 14' 3" (3.84m x 4.34m)

Fitted with a range of wall and base units with work surfaces over which incorporates a stainless steel sink and drainer unit with mixer tap. Split level cooking comprises electric oven with gas hob over and cooker hood above. Space for fridge freezer and plumbing for washing machine. Window to the rear elevation and an external door leads out to the rear yard.

Lower Ground Floor

Bedroom

12' 9" x 14' 2" (3.89m x 4.32m)

With laminate flooring and access to the storage room. Double glazed window to the rear elevation and an external door leads out to the rear yard.

First Floor Landing

Stairs rise from the entrance hall up to the first floor landing.

Bedroom

13' 3" x 14' 5" (4.04m x 4.39m)

With laminate flooring and double glazed window to the front elevation.

Bedroom

10' 5" x 9' 2" (3.17m x 2.79m)

With laminate flooring and a double glazed window to the rear elevation.

Bathroom

Fully tiled and fitted with a white three piece suite comprising; panelled bath with shower over and screen to the side, pedestal wash hand basin and low flush wc. Double glazed window to the rear elevation.

Second Floor Landing

Stairs rise from the first floor landing up to the second floor.

Bedrooms

8' 6" x 14' 3" (2.59m x 4.34m)

With laminate flooring and double glazed window to the front elevation.

Bathroom

7' 8" x 14' 4" (2.34m x 4.37m)

With laminate floor and sky light window.

Rear Garden

To the rear of the property there is an easy to maintain paved yard which is enclosed by timber fencing.

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Ash Road, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid Terraced House
- Five Bedrooms

Tenure: Freehold EPC Rating: D

guide price

£290,000



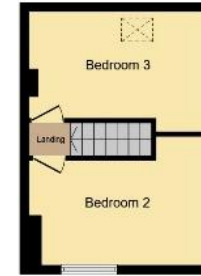
Cellar



Ground Floor



First Floor



Second Floor



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108483 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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