



Haddon Avenue, Leeds LS4 2JF

welcome to

Haddon Avenue, Leeds

A five bed back to back mid terraced property in need of refurbishment, situated in a popular and convenient area.



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.

Haddon Avenue

This is a five bed mid back to back property situated in a convenient location for access into Leeds city centre, the University and local shopping. The accommodation is set over four floors and briefly comprises; lounge, kitchen, five bedrooms, bathroom and shower room.

Ground Floor

Lounge

14' 5" x 11' 2" (4.39m x 3.40m)

The front entry door opens in to the lounge, which has a window to the front elevation.

Kitchen

11' 6" x 5' 3" (3.51m x 1.60m)

Fitted with wall and base units with roll edge work surfaces over which incorporate a stainless steel sink and drainer unit. 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 front elevation. Stairs lead down to the basement.

Lower Ground Floor

Bedroom

11' 6" x 8' 6" (3.51m x 2.59m)

A double bedroom with a window to the front and cupboard space.

Bedroom

9' 2" x 8' 10" (2.79m x 2.69m)

A double bedroom with a window to the front and cupboard space.

Shower Room

Fitted with a shower cubicle, pedestal wash hand basin and low flush wc. Full tiling to walls.

First Floor Landing

Bedroom

14' 8" x 10' 6" (4.47m x 3.20m)

With cupboard space and a window to the front elevation.

Bedroom

9' 2" x 9' 2" (2.79m x 2.79m)

With cupboard space and a window to the front elevation.

Second Floor Landing

Bedroom

14' 9" x 11' 10" (4.50m x 3.61m)

With cupboard space and a window to the front elevation.

Bathroom

Fitted with a three piece suit comprising; panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low flush wc. Extractor fan and full tiling to walls.



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Haddon Avenue, Leeds

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

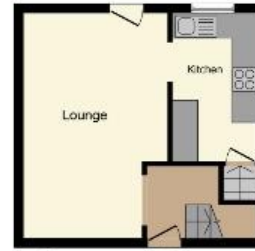
Tenure: Freehold EPC Rating: C

guide price

£170,000



Basement



Ground Floor



First Floor



Second Floor



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108504 - 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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