



Headingley Crescent, Leeds LS6 3EH

welcome to

Headingley Crescent, Leeds

3-Bedroom Semi-Detached Home with Wrap-Around Garden - Ideal for First-Time Buyers or Investors



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.

Entrance/Hall

Laminated flooring, radiator

Cloakroom

Cupboard under stairs, electric boxes

Lounge

13' 1" max x 12' 5" max (3.99m max x 3.78m max)

Spacious lounge, Laminated flooring, window to the front, large radiator across the wall

Diningroom

13' 6" max x 12' 3" max (4.11m max x 3.73m max)

Spacious room, laminated flooring, fire surround,

radiator, hatch into kitchen, window to the back, laminated flooring

Kitchen

Toilet flooring, laminate kitchen, laminate worktops, one bowl sink, space for freestanding washing machine, boiler on the wall, freestanding oven, metro tiled back, door to the back, window to the side

Bedroom 1

12' 3" max x 11' 6" max (3.73m max x 3.51m max)

Spacious bedroom room for a double bed, large freestanding wardrobe, window to the back, radiator,

Bedroom 2

12' 5" into alcove x 11' 6" into alcove (3.78m into alcove x 3.51m into alcove)

Laminated flooring, window to the front, spacious room, radiator, space for double bed

Bedroom 3

8' max x 7' 11" max (2.44m max x 2.41m max)

Laminated flooring, radiator, window to the front, single room, freestanding wardrobe

Bathroom

Curved panel bath, lino flooring , square cubicle shower, toilet, sink, window to the back, window to the side , radiators

Garden

Wrap around garden , space for 1 car on the gravel, storage brick shed



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi - Detached Property
- 3 Bedrooms

Tenure: Freehold EPC Rating: D

guide price

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108964 - 0009

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