



**Coniston Avenue, Leeds LS6 2BD**



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## **Coniston Avenue, Leeds**

Offered with no onward chain and in need of some modernisation is this three bedroom semi-detached home. In a popular area of Far Headingley close to centre of Headingley with all shops/bars/ restaurants and great transport links into Leeds city centre.



## 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.

### Coniston Avenue

#### Ground Floor

##### Entrance Hallway

Door to the front and opening into the hallway with stairs to the first floor

##### Lounge

12' 9" into alcove x 11' 3" into alcove ( 3.89m into alcove x 3.43m into alcove )

A spacious lounge with wooden floor, fire surround, window to the front, radiator and open shelves

##### Dining Room

12' 3" into alcove x 11' 9" into alcove ( 3.73m into alcove x

3.58m into alcove )

A good sized second reception room with wooden floor, fire place with log burner, useful built in cupboards under the stairs, ample space for dining table and chairs, window to the side and radiator

## Kitchen

10' 3" max x 6' max ( 3.12m max x 1.83m max )

Lino floor, White gloss doors with laminate worktops, one bowl metal sink, built under oven with 4 ring gas hob, boiler on the wall, radiator, window to the front, window to the side, door to the back garden, freestanding washing machine, freestanding 3/4 fridge/freezer, freestanding dishwasher,

## First Floor

### Landing

with stairs from the ground floor

### Bedroom 1

12' 9" max x 11' 3" max ( 3.89m max x 3.43m max )

Laminate flooring, double bedroom, radiator, space for free standing furniture, sliding wardrobes, spacious, window to the front

### Bedroom 2

8' 3" angled wall x 8' 2" angled wall ( 2.51m angled wall x 2.49m angled wall )

Small bedroom can fit a single bed in this room , radiator, window to the back, carpet

### Bedroom 3

8' 4" max x 6' 8" max ( 2.54m max x 2.03m max )

Carpeted, window to the side, used as an office, radiator

## Bathroom

Lino floor, towel radiator, panel bath with electric shower over, toilet, pedestal sink, hatch to the attic, metro tiles on back and side of the walls, window to the back

## Outside

Front Garden - Driveway on a hill, level paving stones , bushes

Rear garden - Grass, bushes to the back

Parking - Driveway is narrow can fit 2 cars



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## Coniston Avenue, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- OPEN HOUSE 6TH MAY 4:30-5:30PM PLEASE CALL THE OFFICE TO SECURE YOUR BOOKING!
- Three Bedroom Semi-detached, Driveway to Front

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEA109053 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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