



Grange Close, Hunslet Leeds LS10 1SU

welcome to

Grange Close, Hunslet Leeds

2 Bedroom Ground Floor Flat. This well-presented ground-floor flat features two generously sized bedrooms, perfect for comfortable living. The property boasts a large lounge with laminate flooring, ideal for relaxation or entertaining, Residents can also enjoy access to communal gardens.



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.

Lounge/Diner

17' 6" max x 13' 7" max (5.33m max x 4.14m max)
Laminate Flooring, double doors to communal gardens, window to the front

Kitchen

7' 2" max x 7' 9" max (2.18m max x 2.36m max)
Tiled floor, base and wall units, plumbing for washing machine and dishwasher, electric point for cooker , tiled back splash

Bedroom 1

9' 9" max x 10' 8" max (2.97m max x 3.25m max)
Laminate flooring, window to the rear, space for free

standing furniture and double bed

Bedroom 2

9' 8" max x 10' 4" max (2.95m max x 3.15m max)
Laminate flooring window to the rear , room for free standing furniture

Bathroom

Bath with over head shower , glass shower screen, tiled floor and walls, heater and extractor fan

Garden/Parking

Communal parking and gardens



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- OPEN HOUSE 17TH MAY 12-1PM PLEASE CALL THE OFFICE TO SECURE YOUR BOOKING!
- 2 Double Bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 164.00

Ground Rent: 159.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£65 000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA109145 - 0003

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