



Ash View, Leeds LS6 3JH

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welcome to

Ash View, Leeds

This well presented 5 bedroom end terraced property would be ideal for families/investors/buyers. The property is situated in Headingley which is close to local shops/supermarkets and restaurants and also has good transport links to 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.

Lounge

12' 1" max x 11' 8" max (3.68m max x 3.56m max)
Laminate flooring, bay window to the front, spacious with high ceilings, radiator under the window

Kitchen

13' max x 11' 10" max (3.96m max x 3.61m max)
Laminate flooring, white gloss kitchen, laminate worktops , electric 4 ring hob , electric built under oven , extractor fan, one bowl sink, freestanding washing machine, integrated dishwasher, open plan space with dining area, radiator, plenty of storage space, glass fronted unit, window to the back, door to the back, free standing fridge/freezer, very

spacious

Bedroom1 With Ensuite

12' 2" max x 11' 7" max (3.71m max x 3.53m max)
Double bedroom, carpeted, window to the back, spacious, space for free standing furniture, Ensuite comprises of Curved shower enclosure, radiator, extractor fan, toilet, window to the back, pedestal sink

Bedroom 2

9' 5" max x 8' 6" max (2.87m max x 2.59m max)
Double bedroom, recently decorated, carpeted, window to the back, space for free standing furniture, radiator

Bedroom 3

12' 5" max x 11' 8" max (3.78m max x 3.56m max)
Spacious double bedroom, two windows to the front, space for free standing furniture, radiator , high ceiling

Bedroom 4

11' 7" attic into chimney x 7' 7" attic into chimney (3.53m attic into chimney x 2.31m attic into chimney)
Attic room, carpeted, angled ceiling, new velux window, double bedroom, space for freestanding furniture, lots of light

Bedroom 5 (attic Room)

12' 5" max x 8' 1" max (3.78m max x 2.46m max)
Double bedroom, space for free standing furniture, angled ceiling , new velux windows, spacious and light

Garden

Paved front and back garden , has on street parking , has outer building in the back garden for storage



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Ash View, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Modern 5 Bedroom Property
- Close To Leeds City Centre

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

£265,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEA109163 - 0002

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