



Haven Gardens, Leeds LS16 6SN

welcome to

Haven Gardens, Leeds

OFFERED WITH NO CHAIN is this THREE BEDROOM detached TRUE BUNGALOW! Benefiting from a DRIVEWAY & GARAGE! In need of modernisation and is sure to appeal to a number of buyers! CALL TODAY TO ARRANGE A VIEWING



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.

Haven Gardens

A detached true bungalow in a great residential location which is in need of modernisation. We are sure this one wont be around for long and internal viewing is highly recommended to appreciate the accommodation on offer which briefly comprises; entrance hall, good sized lounge with archway open to dining area, fitted kitchen, three good sized bedrooms and the shower room. Outside the property benefits from a driveway, single garage and garden to the rear. Offered with NO ONWARD CHAIN

Entrance Hallway

Door to the front, radiator and useful linen cupboard

Lounge

15' 8" x 10' 11" (4.78m x 3.33m)

A good size lounge with gas fireplace, radiator and two windows to the front, archway to dining area

Dining Area

9' 8" x 8' 6" (2.95m x 2.59m)

Open to the lounge with radiator and double sliding glass doors to the garden

Kitchen

13' 6" x 9' 8" (4.11m x 2.95m)

The kitchen provides space for range of wall and base units with provisions for all appliances, wall mounted boiler. Vinyl flooring, radiator, windows and door to the rear.

Bedroom One

11' 8" x 9' 8" (3.56m x 2.95m)

A good sized double bedroom with radiator and window to the rear overlooking the garden

Bedroom Two

11' 5" x 8' 8" (3.48m x 2.64m)

A second double bedroom with radiator and window

Bedroom Three

9' 1" x 8' 3" (2.77m x 2.51m)

A good sized third bedroom with useful fitted wardrobes, radiator and window

Shower Room

The modern shower room comprises; fully tiled walls, step in shower cubicle with screen, vanity unit housing wash basin and wc, heated towel rail and window to the rear

Outside

The property benefits from a block paved driveway and single garage providing ample off street parking and storage.

There is a garden laid to lawn at the front with mature shrubs. There is a gate to the side of the property which leads through to the rear.

The rear garden is of good sized with paved patio area and hedge borders.



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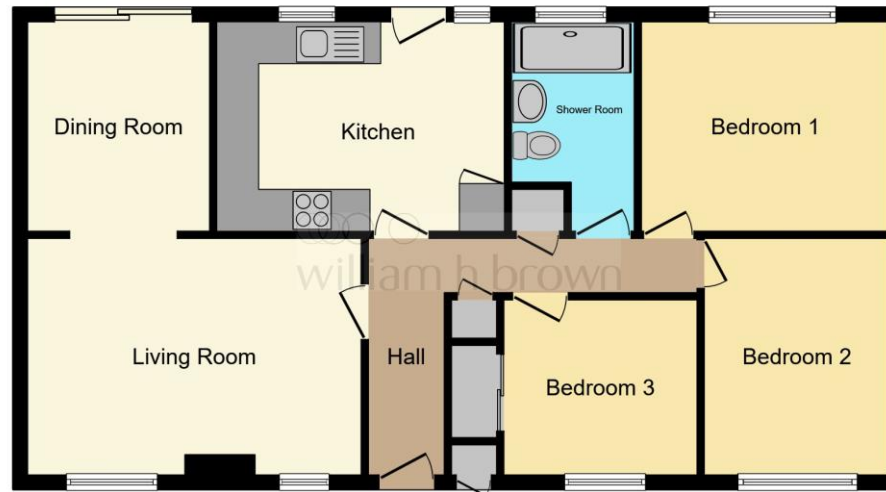
Haven Gardens, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Detached Bungalow
- Driveway & Garage

Tenure: Freehold EPC Rating: D

guide price

£220,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT106200 - 0003

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