



Springfield Mount, Horsforth Leeds LS18 5DP

welcome to

Springfield Mount, Horsforth Leeds

Two double bedroom mid-terrace home in Horsforth, close to local amenities and good transport links. Internal viewing is highly recommended to appreciate the accommodation throughout which has recently been re-decorated and partly re-plastered. Offered with NO CHAIN



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.

Springfield Mount

A ready to move into two double bedroom mid-terrace property in a great Horsforth location close to local amenities and good transport links. The property itself would be ideal for someone just starting out or as an investment purchaser, internal viewing is highly recommended. Accommodation itself offers Lounge and fitted kitchen to the ground floor. To the first floor are two bedrooms and the house bathroom, as well as access to the loft. Outside the property benefits from paved areas which is ideal for low maintenance, there is also an outhouse which has electrics.



view this property online williamhbrown.co.uk/Property/HFT106765



Ground Floor

Lounge

13' max x 11' 11" + bay (3.96m max x 3.63m + bay)
A good sized lounge with neutral decor, laminate wood flooring, fire surround, radiator, door to the front and bay window allowing ample natural light.

Kitchen

12' 11" x 7' 8" (3.94m x 2.34m)
The fitted kitchen offers a range of wall and base units with laminate work surfaces over, sink with mixer tap, electric oven, gas hob, extractor, space for washing machine and fridge freezer, radiator, space for table and chairs, two windows and door to the rear

First Floor

Landing

stairs down from the ground floor, radiator and pull down ladder allows access to the part boarded loft with electrics

Bedroom One

13' max x 12' 2" (3.96m max x 3.71m)

Bedroom Two

7' 1" + recess x 7' 11" + recess (2.16m + recess x 2.41m + recess)

A good sized second double bedroom with radiator with window to the rear

Bathroom

The part tiled bathroom comprises; Bath with shower over, low flush wc, wash basin, heated towel rail, vinyl flooring and window to the rear

Outside

There is a flagged area to the front of the property with a wall border, shrubs and gate access with path leading to the front door.

To the rear of the property is a low maintenance flagged area with fence borders, and gated fence for privacy. There is a useful outhouse which has electrics.

welcome to

Springfield Mount, Horsforth Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedroom Mid-Terrace
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

guide price

£160,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/HFT106765](https://www.williambrown.co.uk/Property/HFT106765)



Property Ref:
HFT106765 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.


william h brown



0113 258 3476



Horsforth@williambrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



williambrown.co.uk