









welcome to

Kirkwood Lane, Leeds

This semi-detached bungalow in Cookridge offers an exciting opportunity for modernisation and personalisation. With great space, a fantastic location, and plenty of potential, its ready to be transformed into a beautiful home that suits your style and needs. 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, jamsold 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.

Kirkwood Lane

Nestled in the quiet and popular area of Kirkwood Lane, Cookridge, this charming two bedroom true semi-detached bungalow is a fantastic opportunity for those looking to create their dream home. While in need of modernisation, this well-maintained and cared for property offers a solid foundation, with ample potential to update and add value. Perfect for first time buyers, downsizers, or investors, this bungalow is ready for its next chapter! The property briefly comprises; Entrance hall, spacious living room, fitted kitchen, shower room and two good sized bedrooms. Outside the property benefits from a generous driveway and detached garage providing ample off street parking and additional storage. There is a garden laid to the lawn to the front and paved garden to the rear.

Entrance Hallway

Door to the side

Living Room

17' 8" x 11' 3" max (5.38m x 3.43m max)
A good sized living room with gas fireplace, useful cupboard, radiator and window to the front

Kitchen

7' 10" x 8' 3" (2.39m x 2.51m)

The kitchen provides a range of wall and base units with worktops over, space for all appliances, vinyl flooring and window to the front and side.

Bedroom One

11' 5" x 9' 6" (3.48m x 2.90m)

A good sized double bedroom with integrated wardrobes, radiator and window to the rear

Bedroom Two

8' 8" x 8' 2" (2.64m x 2.49m)

A second good sized bedroom with radiator and window to the rear and side.

Shower Room

The shower room comprises; Walk in shower cubicle, wash basin, low flush wc, heated towel rail, tiled flooring and window to the side.

Outside Space

Off street parking for multiple vehicles and a detached garage for additional storage. A lovely, low-maintenance rear garden with plenty of potential for landscaping.





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Spacious Bedrooms
- Well-maintained with Room For Modernisation

Tenure: Freehold EPC Rating: D

guide price

£175,000





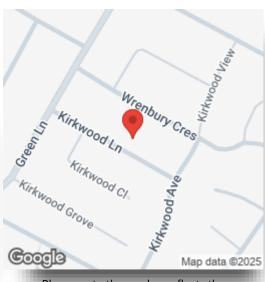
Garage

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 inscendion(s). Powered by www. focalisaent.com









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Property Ref: HFT106979 - 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.





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