



Holtdale Croft, Leeds LS16 7SQ

welcome to

Holtdale Croft, Leeds

For sale by Modern Method of Auction: Starting Price £130,000 plus Res Fee PERFECT FOR FIRST TIME BUYERS or INVESTORS. Internal viewing is highly recommend to appreciate what this property has to offer. Spacious THREE BED mid terrace. Well maintained throughout with large attractive rear garden.



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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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.

Holtdale Croft

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A three bed mid terrace property located in the popular area of Holt Park. Close to local amenities and shops, this impressive property has been well maintained throughout and briefly comprises; Entrance Hall with two storage cupboards, downstairs WC, lounge and spacious kitchen. To the first floor there are three bedrooms and a bathroom. To the rear of the property, there is a large garden with decking which has been well maintained and perfect for entertaining. Internal viewing is highly recommend to appreciate the quality of accommodation that this property has to offer.

Ground Floor

Entrance Hall Way

A spacious entrance hallway with useful storage, door to side, laminate flooring, central heating radiator and stairs leading to the first floor.

Lounge

15' 5" x 10' 8" (4.70m x 3.25m)
Having patio doors leading out to the garden, laminate flooring and window to the rear. Central heating radiator. Storage cupboard and electric fire with stone surround.

Kitchen/dining Room

9' 2" x 18' 4" (2.79m x 5.59m)
The fitted kitchen features a range of wall and base units. Part tiling throughout. Electric hob with inbuilt electric oven. Stainless steel sink with mixer tap. Window to rear and door leading out to the rear garden. Ample space for dining table.

First Floor

Bedroom One

15' 5" x 8' 1" (4.70m x 2.46m)
Double bedroom with window to the rear, carpet throughout and useful storage cupboards.

Bedroom Two

9' 5" x 11' 4" (2.87m x 3.45m)
Carpeted throughout and window to the rear elevation. Central heating radiator.

Bedroom Three

6' 7" x 9' 5" (2.01m x 2.87m)
Window to the rear. central heating radiator and carpet.

Bathroom

Part tiled bathroom, with a three piece suite, wash hand basin, bath with mixer tap and shower. Wc. Laminate flooring. Central heating radiator.

Outside

To the rear of the property, is a large and well maintained garden. Decking, leading onto a lawned garden with fence.



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welcome to Holtdale Croft, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Property
- Large attractive rear garden

Tenure: Freehold EPC Rating: D

guide price

£130,000



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. A party must rely upon its own inspection(s).
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Property Ref:
HFT105328 - 0012

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



0113 258 3476



Horsforth@williamhbrown.co.uk



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



williamhbrown.co.uk