



**Charnley Drive, Leeds LS7 4ST**



**welcome to**

**Charnley Drive, Leeds**

A one bedroom upper floor flat offering open plan living with communal garden and an allocated parking space. In a good central location with easy access into Leeds City Centre. This flat is being sold with no onward 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.

## Entrance

With intercom entry into the building.

## Hallway

A spacious hallway with a useful built in cupboard which also houses the boiler, and doors to all rooms.

## Lounge/Diner

22' 9" x 11' 6" ( 6.93m x 3.51m )

A bright and airy room which is open to the kitchen with carpet flooring, neutral decor, two windows and

double doors opening up to a Juliet balcony.

## Kitchen

11' 8" x 7' 11" ( 3.56m x 2.41m )

The kitchen is open to the lounge and has a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with extractor fan above and a tiled splashback. There is an integrated electric oven and spaces for a washing machine and fridge freezer.

## Bedroom

10' 7" x 9' 1" ( 3.23m x 2.77m )

A double bedroom with carpet flooring, neutral decor and a window.

## Bathroom

With tiling to splash areas and comprising of a panel bath with shower over, wc and pedestal wash hand basin.

## Outside

There is access to a communal garden and an allocated parking space.



**view this property online** [williamhbrown.co.uk/Property/MRT106840](http://williamhbrown.co.uk/Property/MRT106840)



welcome to

## Charnley Drive, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- One Bedroom Upper Floor Flat
- Open Plan Living

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Dec 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£145,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MRT106840](https://williamhbrown.co.uk/Property/MRT106840)



Property Ref:  
MRT106840 - 0002

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 269 6226**



[moortown@williamhbrown.co.uk](mailto:moortown@williamhbrown.co.uk)



406 Harrogate Road, LEEDS, West Yorkshire,  
LS17 6PY



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**