



Black Moor Road, Leeds LS17 5NB

welcome to

Black Moor Road, Leeds

A three bedroom semi detached house with spacious living accommodation and neutral decor. The house benefits from a conservatory and private rear garden. There is lots of potential with this property which is being offered 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 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.

Black Moor Road Entrance Hall

Enter from the side into the hallway with a useful storage cupboard and utility area.

Kitchen

18' 5" Max x 7' 3" Max (5.61m Max x 2.21m Max)

The kitchen offers a range of wall and base units with worktops incorporating a sink, drainer and gas hob with a tiled splashback. There is an integrated oven and spaces for further appliances. There is a window overlooking the garden, a front access door and the room gives access to the additional side utility area which also benefits from storage cupboards.

Lounge/Diner

18' 5" Max x 10' 5" Max (5.61m Max x 3.17m Max)

A spacious room with laminate flooring, large picture window to the front and sliding doors to the rear providing access to the conservatory.

Conservatory

9' 7" Max x 9' 6" Max (2.92m Max x 2.90m Max)

A great addition to this house creating extra living accommodation and having full panoramic views of the rear garden.

Bedroom One

10' 5" Max x 9' 5" Max (3.17m Max x 2.87m Max)

A generously sized double bedroom located to the front aspect with large picture window.

Bedroom Two

13' 1" Max x 8' 6" Max (3.99m Max x 2.59m Max)

A double bedroom located to the rear aspect with a fitted storage cupboard and window overlooking the garden.

Bedroom Three

7' 5" Max x 6' 5" Max (2.26m Max x 1.96m Max)

A good size single bedroom located to the front aspect with a useful storage cupboard.

Bathroom

Fully tiled and fitted with a three piece suite comprising of a bath with shower over, wc, wash hand basin and dual aspect windows to the side and rear.

Outside

To the rear of the property there is a large garden which is kept private with high hedgerow surrounding the perimeter and lawn area.



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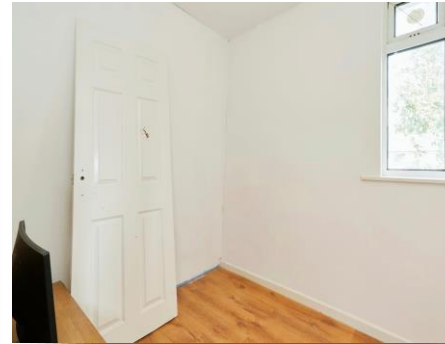
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Private Rear Garden
- Spacious Living Accommodation

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT107069 - 0008

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