



Middleton Park Road, Leeds LS10 4AY

welcome to

Middleton Park Road, Leeds

PERFECT FTB/SINGLE PERSON, TWO bedroom FIRST FLOOR FLAT with PARKING SPACE and having good access to motorway links and Leeds City Centre.



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.

Hallway

Loft access, storage cupboard.

Lounge

11' 1" x 13' 8" (3.38m x 4.17m)

uPVC double glazed window to the front, gas central heating radiator, overstairs storage cupboard.

Kitchen

6' 2" x 8' 1" (1.88m x 2.46m)

Has a fully fitted kitchen with a range of wall and

base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, electric oven and hob, fitted extractor fan, space for washing machine, dishwasher and fridge freezer, gas central heating radiator, uPVC double glazed window to the rear.

Bedroom One

10' 6" x 9' 8" (3.20m x 2.95m)

uPVC double glazed window to the front, gas central heating radiator.

Bedroom Two

6' 9" x 8' 10" (2.06m x 2.69m)

uPVC double glazed window to the rear, gas central heating radiator.

Bathroom

A three piece bathroom suite comprising of shower cubicle, low level flush WC, wash hand basin, chrome heated towel rail, uPVC double glazed window to the rear.

Exterior

Parking space to the rear.



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Middleton Park Road, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom first floor flat
- Perfect FTB/single person

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Apr 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLY110143 - 0005

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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