



Padstow Place, Leeds LS10 4NN

welcome to

Padstow Place, Leeds

**** FOR SALE VIA MODERN METHOD of AUCTION **** PERFECT INVESTMENT opportunity, NO ONWARD CHAIN, THREE bedroom MID TERRACE property, in need of some modernisation, having a SPACIOUS LIVING ROOM, SEPARATE KITCHEN, WET ROOM and GARDENS to both front and rear.

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.

Please Note:

The property is of non-standard construction (Laing Easy Form) and is fitted with solar panels, for more information please contact the agent.

Entrance Hall

Single glazed door to the front, gas central heating radiator, storage cupboard, stairs leading to the first

floor landing and door leading into the kitchen.

Kitchen

18' 4" x 9' 5" (5.59m x 2.87m)

Has a fitted kitchen with a range of wall and base mounted units with work surfaces over, incorporating sink with mixer tap, space for appliances, fitted extractor fan, gas central heating radiator, single glazed door and window to the rear and door leading into the living room.

Living Room

22' 3" x 10' 8" (6.78m x 3.25m)

A spacious sized room with uPVC double glazed window to the front, two gas central heating radiators, electric fire and uPVC double glazed French doors leading out to the rear garden.

First Floor Landing

Cupboard housing the gas central heating boiler, loft access and access to all three bedrooms and the house bathroom.

Loft

Has power and lighting, part boarded.

Bedroom One

10' 10" x 10' (3.30m x 3.05m)

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

Bedroom Two

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

Bedroom Three

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





Bathroom

Currently set out as a wet room with walk-in shower with electric shower, low level flush WC, wash hand basin, fully tiled walls, uPVC double glazed window to the rear.

Exterior

Tiered garden to the front with steps leading to the front door and to the rear is a paved garden with fence and wall boundaries.



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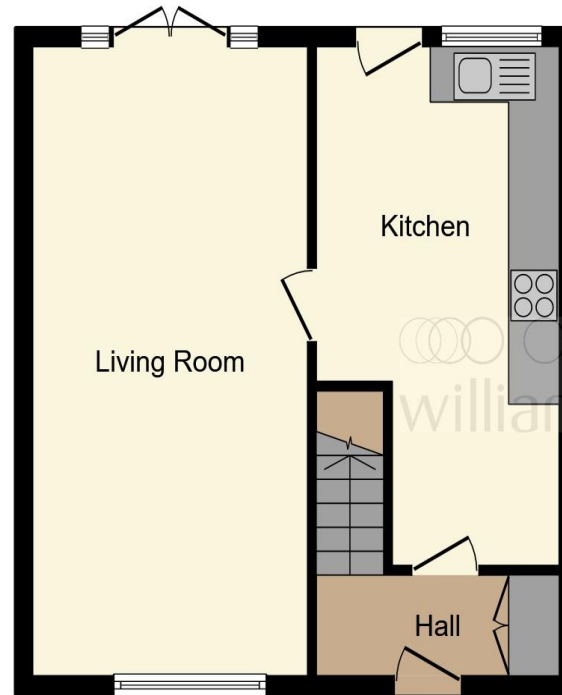
Padstow Place, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom mid terrace accommodation
- No onward chain

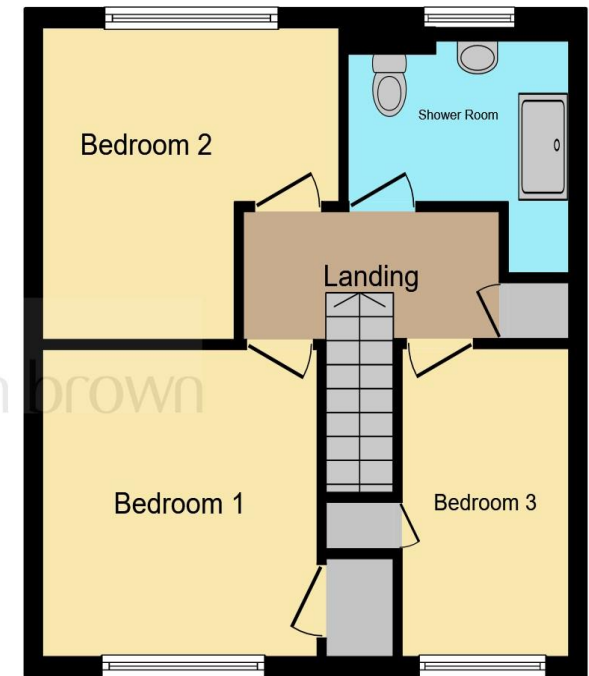
Tenure: Freehold EPC Rating: B

guide price

£110,000



Ground Floor



First Floor

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 inspection(s). Powered by www.focalagent.com

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Property Ref:
MLY110982 - 0004

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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