



Cardinal Square, Leeds LS11 8HS

welcome to

Cardinal Square, Leeds

NO ONWARD CHAIN, TWO bedroom END THROUGH TERRACE, DRIVEWAY and GARAGE, SPACIOUS LAWNED REAR GARDEN, LIVING ROOM, KITCHEN, CONSERVATORY with WC, WET ROOM. Close proximity to White Rose Shopping Centre and good access to 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 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.

Entrance Hall

Aluminum framed door to the front, gas central heating radiator, stairs leading to the first floor landing and door leading into the living room.

Living Room

15' x 12' 4" (4.57m x 3.76m)

uPVC double glazed window to the front, electric

fire, gas central heating radiator. Door leading into the kitchen.

Kitchen

6' 5" x 15' 8" (1.96m x 4.78m)

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, space for oven, fridge freezer and washing machine, understairs storage cupboard, uPVC double glazed window to the rear. Door leading into the conservatory.

Conservatory

8' 9" x 10' (2.67m x 3.05m)

uPVC double glazed windows, gas central heating radiator, sliding door leading to a WC, uPVC double glazed patio doors leading out to the rear garden.

First Floor Landing

Loft access and access to both bedrooms and the house bathroom.

Bedroom One

11' 4" MAX x 15' 8" MAX (3.45m MAX x 4.78m MAX)

Two uPVC double glazed windows to the front, gas central heating radiator, fitted wardrobes.

Bedroom Two

11' 5" x 9' 5" (3.48m x 2.87m)

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

Wet Room

Shower, low level flush WC, wash hand basin, gas central heating radiator, tiled walls, gas central heating radiator.





Exterior

Garden to the front, driveway to the side, leading to a single garage. Gated access to the spacious rear lawned garden with paved area and having fence and hedge boundaries, perfect space for all the family to enjoy.



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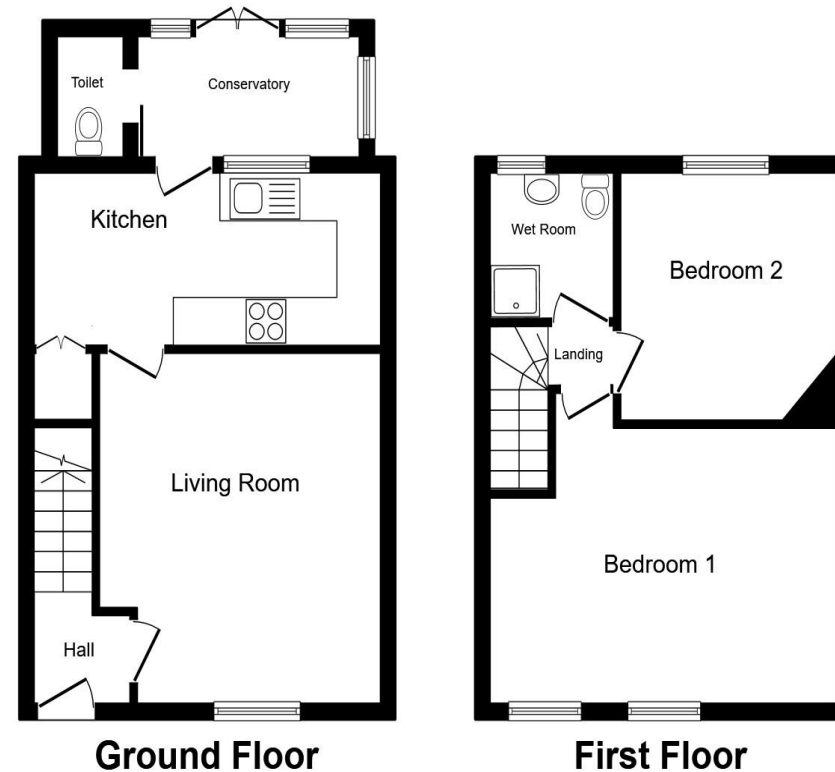
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom end terrace accommodation
- Spacious lawned garden to the rear

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£100,000



Total floor area 70.5 m² (759 sq.ft.) approx

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.propertybox.io



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Property Ref:
MLY111251 - 0002

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