



Milan Road, LEEDS LS8 5JR



welcome to

Milan Road, LEEDS

A recently refurbished three bedroom mid terraced through property which must be viewed to be appreciated. The property has recently been decorated throughout including new floor coverings and a newly installed kitchen, offered for sale with no onward chain, internal viewing is essential.



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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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.

Milan Road

For sale by Modern Method of Auction; Starting Bid Price £100,000 plus Reservation Fee ...A recently refurbished three bedroom mid terraced through property which must be viewed to be appreciated. The property has recently been decorated throughout including new floor coverings and a newly installed kitchen. The property will appeal to first time buyers, families and investors. The property briefly comprises; ground floor, porch, and entrance hall, sitting room which opens to the dining area, kitchen, first floor, two double bedroom, a single bedroom and the house bathroom. Externally the property has a forecourt to the front and an enclosed yard to the rear. Being conveniently situated for a host of amenities and offered for sale with no onward chain, internal viewing is essential. This property is for sale by "Regional Auction name powered by iamsold Ltd".

Ground Floor Porch

Having a composite door and window to the front.

Entrance Hall

With stairs to the first floor, radiator and under stairs cupboard.

Sitting Room

10' 9" x 10' 1" (3.28m x 3.07m)

With a bay window to the front, radiator, laminate flooring and opening to the dining area.

Dining Area

12' 10" x 10' 8" (3.91m x 3.25m)

Having a door and window to the rear, radiator and laminate flooring.

Kitchen

9' 10" x 5' 4" (3.00m x 1.63m)

A recently installed fitted kitchen with a modern range of wall and base units in cream, integrated electric hob with hood over and an electric oven, wall mounted gas central heating boiler, window to the rear and a sink with drainer unit.

First Floor Landing

With access hatch to the loft.

Bedroom 1

11' 8" x 10' 7" (3.56m x 3.23m)

Having a window to the front, radiator and laminate flooring.

Bedroom 2

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

Having a window to the rear, radiator, fitted cupboards and laminate flooring.

Bedroom 3

7' 11" x 5' 9" (2.41m x 1.75m)

With a window to the front, radiator and laminate flooring.

Bathroom

A white three piece suite which comprises of; bath with mixer tap, pedestal basin, low suite w.c, part tiled, window to the rear and a radiator.

Outside Garden

Having a composite door to the back of the property, there is a forecourt to the front and an enclosed garden to the rear.



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Milan Road, LEEDS

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- For Sale by Auction T & C's apply
- Subject to an undisclosed Reserve Price

Tenure: Freehold EPC Rating: D

guide price

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK106791 - 0014

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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