



**Hough End Avenue, Leeds LS13 4HE**

**welcome to**

**Hough End Avenue, Leeds**

**\*\* OPEN HOUSE EVENT PLEASE CALL TO BOOK \*\*** Three bedroom terraced home in Bramley, West Leeds greatly improved by the current owner, with good transport links from buses, train station and ring road and motorway links. A fantastic first time buyer or investor opportunity.



## 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.

## Hough End Avenue

Terraced property comprising of Lounge Dining Area, Kitchen, Three Bedrooms, Bathroom and with Gardens Front and Rear.

## Lounge Dining Area

25' 3" x 11' 9" ( 7.70m x 3.58m )

Great sized family living room with double glazed windows to the front elevation, laminate flooring, gas fire to the feature fireplace.

## Kitchen

10' 9" x 6' 8" ( 3.28m x 2.03m )

Fitted kitchen with wall hung, drawer and base units, complimentary worktop surfaces over, useful pantry, gas hob, electric oven, sink with drainer, boiler, central heating radiator, tiled floor and part tiled walls,

## Landing

Staircase leading to the first floor.

## Bedroom 1

14' 1" x 9' ( 4.29m x 2.74m )

Double glazed window to the front, carpet and central heating radiator.

## Bedroom 2

11' 8" x 9' ( 3.56m x 2.74m )

A good sized second bedroom with double glazed windows, carpet and central heating radiator.

## Bedroom 3

8' 4" x 6' ( 2.54m x 1.83m )

Double glazed window to the front, carpet and central heating radiator.

## Bathroom

6' 7" x 6' ( 2.01m x 1.83m )

Bath with shower over, wash hand basin, low flush WC, lino flooring and frosted double glazed window.

## Front Garden

Lawned area to the front.

Lawn and patio area to the private rear garden perfect for enjoying the summer months or children's play.

## Rear Garden

Private garden to the rear with lawned and patio area.



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## Hough End Avenue, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Mid Terrace With No Chain
- OPEN HOUSE EVENT CALL TO BOOK

Tenure: Freehold EPC Rating: D

guide price

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY114358 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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