



**Westover Road, Bramley Leeds LS13 3PG**

**welcome to**

**Westover Road, Bramley Leeds**

Three bedrooms through Terraced home with a garden to the rear and overlooking Bramley Park just off Bramley Town Street. With the benefit of gas central heating and double glazing, a good-sized lounge, kitchen diner and bathroom with built in storage. Minutes' walk to bus stops.



William H Brown are delighted to offer for sale this three bedroomed through terraced property alongside Bramley Park.

Situated in the highly desirable area of Bramley close to Bramley Train Station and Bramley Bus Station the property offers EXCELLENT COMMUTER and TRANSPORT LINKS to LEEDS and surrounding areas and offers access to local amenities such as local schools and is only a few minutes' walk to Bramley St Peters, Bramley shopping centre as well as proximity to Bramley Park and Bramley Baths.

This deceptively spacious property with the opportunity to improve, is likely to appeal to many prospective buyers. New bathroom fitted a year ago, rewired in 2007 and large cellar divided into 3 rooms and is the full size of the building, having electricity, plumbing, a full-size window, external door and is currently used as a utility room.

Act quickly so as not to miss this rare to market 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.

### **Westover Road**

#### **Entrance Hall**

14' 6" x 3' 4" (4.42m x 1.02m)

#### **Lounge**

17' 2" x 12' 5" (5.23m x 3.78m)



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## Westover Road, Bramley Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply.
- Three Bedroom
- Through Terrace

Tenure: Freehold EPC Rating: D

guide price

**£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY114367 - 0006

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 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 buyer's 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.

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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Awaiting Photograph