



Rossefield Parade, Bramley Leeds LS13 3RW

welcome to

Rossefield Parade, Bramley Leeds

Three bedroom town house on the popular Rossefields close to the green space of Bramley Park, Bramley Swimming Baths and Bramley Shopping Centre. Local buses run along Bramley Town Street and the Train Station is a few minutes drive. This spacious home is sure to appeal to a range of buyers.



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, iam sold 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 iam sold 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.

Rossefield Parade

Through terraced family home briefly comprising of Entrance Hall, Downstairs Cloakroom Lounge, Dining Kitchen, Three Bedrooms, Bathroom, Garden.

Entrance

Front entrance door leading to entrance hall with laminate flooring and radiator.

Downstairs Cloakroom

5' 8" x 5' 5" (1.73m x 1.65m)

Low flush WC, tiled floor, frosted double glazed window.

Lounge

13' 6" x 11' (4.11m x 3.35m)

Spacious living room with double glazed window to the front, radiator.

Dining Kitchen

22' x 7' 9" (6.71m x 2.36m)

The dining kitchen is flooded with natural light from the Patio doors the garden and double glazed windows to the rear, sink with drainer, door to garden.

Landing

10' 6" x 6' (3.20m x 1.83m)

Staircase to first floor. Access to the partially boarded loft.

Bedroom 1

12' 9" x 11' (3.89m x 3.35m)

The master bedroom has built in storage, laminate flooring, radiator and double glazed windows to the rear.

Bedroom 2

10' 6" x 9' 8" (3.20m x 2.95m)

The second bedroom is another good sized double with double glazed windows to the rear and radiator and useful built in storage.

Bedroom 3

11' x 8' 7" (3.35m x 2.62m)

The third bedroom has a built in cupboard, double glazed window to the front and radiator.

Bathroom

10' 3" x 5' 4" (3.12m x 1.63m)

Bath with shower over, low flush WC, wash hand basin, also benefiting from useful built in storage, tiled floor and walls.

External

The lawned area to the front is owned by Leeds City

Council so therefore they cut the grass. The rear garden has gravel for ease of maintenance.



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Rossefield Parade, Bramley Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Through Terrace
- Re-Refurbishment Opportunity

Tenure: Freehold EPC Rating: C

guide price

£145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114696 - 0003

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