

# Rossefield Parade, Bramley Leeds LS13 3RW



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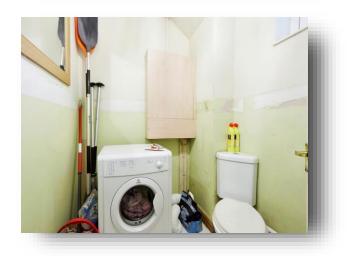
# **Rossefield Parade, Bramley Leeds**

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, 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.

#### **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



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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 **£135,000** 





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

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property and other important matters before exchange of contracts.



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 Ref: PDY114696 - 0004 PDY114696 - 0004 advised to recheck measurements before committing 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

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Please note the marker reflects the

postcode not the actual property

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