



Farsley Beck Mews, Leeds LS13 1FL

welcome to

Farsley Beck Mews, Leeds

Beautifully presented modern two bedroom ground floor flat sitting in well tended communal gardens with intercom entry and having allocated parking in this sought after, gated development, close to good local amenities and the niceties of Farsley Town Street. Vacant Possession.



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.

Farsley Beck Mews

Ground floor apartment briefly comprises of: Entrance Hall, Lounge, Kitchen, Two Bedroom with the Master Bedroom being En-Suite, House Bathroom.

Entrance Hall

Carpet, storage cupboard, cupboard with water tank, electric heater, intercom and alarm.

Lounge

15' 6" x 11' 4" (4.72m x 3.45m)

Double glazed French doors leading onto grass area, carpet and electric heater.

Kitchen

12' 2" x 7' 1" (3.71m x 2.16m)

Modern kitchen with wall hung, drawer and base units, complimentary worktop surfaces over, part tiled wall, stainless steel sink and drainer, electric hob, electric oven, integrated washing machine, double glazed window to the front elevation, electric heater, vinyl flooring and space for table and chairs.

Bedroom 1

Carpet, electric heater, double glazed window to the rear, fitted wardrobes.

En Suite

Park tiled walls, low flush WC, shower, sink and electric towel rail.

Bedroom 2

11' 7" x 9' 8" (3.53m x 2.95m)

Carpet, double glazed windows to the rear, electric heater.

Bathroom

6' 7" x 7' 4" (2.01m x 2.24m)

Modern bathroom suite comprising of bath with shower over, low flush WC, sink, mirrored cupboard, lino flooring and part tiled walls, electric towel rail.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO BEDROOMS
- MODERN GROUND FLOOR APARTMENT

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114835 - 0002

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