



Cowley Road, Leeds LS13 1JT

welcome to

Cowley Road, Leeds

Whilst some refurbishment is required, this property represents a blank canvas for buyers to add their personal touch and unlock its full potential. Briefly comprises of Lounge, Kitchen, Cellar, Two Bedrooms, Bathroom, Yard.



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

Property Information

Lounge

15' 8" max x 13' 3" max (4.78m max x 4.04m max)
Central heating radiator, carpet and double glazed windows to the front elevation.

Kitchen

12' 4" max x 7' max (3.76m max x 2.13m max)
Central heating radiator, vinyl flooring, double glazed window to the front.

Landing

Staircase to the first floor with storage.

Bedroom 1

15' 7" max x 11' 2" max (4.75m max x 3.40m max)
High ceilings to the main bedroom with double glazed window to the front, central heating radiator.

Bathroom

10' 1" max x 8' 8" max (3.07m max x 2.64m max)
Bath with hand-held shower, low flush WC, wash hand basin, central heating radiator.

Cellar

20' 2" max x 14' 4" max (6.15m max x 4.37m max)
Useful large cellar with wall hung boiler.

Second Floor

Bedroom 2

20' 4" max x 9' 3" max (6.20m max x 2.82m max)
Original beams, single glazed window.

External

Yard space to the front of the property.



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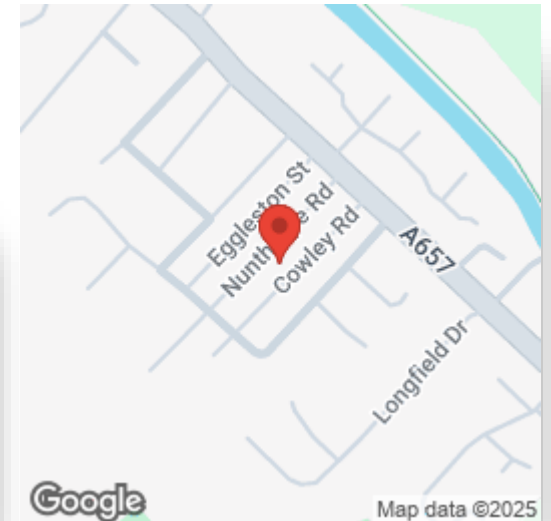
Cowley Road, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 Spacious Bedrooms
- Charming Stone Mid-Terrace

Tenure: Freehold EPC Rating: E

guide price

£145,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY115292 - 0003

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