



**Rossefield Chase, Leeds LS13 3SF**

**welcome to**

## **Rossefield Chase, Leeds**

Versatile three bedroom. Modern Hive central heating control provides remote control via app, programmable schedules and efficient heating.

Close to local amenities including shops, schools, green spaces and transport links. Bramley park, shopping centres and good bus/train routes are all nearby.



## 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

Welcome to this well-proportioned three bedroom mid-terrace home, ideally situated in the popular Rossefield Chase area of Bramley. Offered with no onward chain, this property is a must see. Comfortable family accommodation with two generous double bedrooms and a third single/child's room or home office. Plenty of scope to adapt to your needs. Downstairs WC adds practical convenience.

### Entrance Porch

Porch entrance housing the gas and electric meters. Storage cupboard.

### Outhouse

L shaped outhouse with lights.

### Entrance Hall

Front entrance door leading to the welcoming entrance hall. Open space plus large storage cupboard. Stairs to the first floor.

### Downstairs Wc

With wc and frosted glazed window.

### Kitchen Diner

18' 1" max x 9' 5" max ( 5.51m max x 2.87m max ) Newly fitted kitchen and integrated appliances, spacious dining area. Archway to lounge. Radiator.

### Lounge

15' 7" max x 10' 5" max ( 4.75m max x 3.17m max ) Spacious room, radiator, double glazed window, French doors leading to the garden. Light and airy living room well laid out for everyday living.

## Landing

Staircase rising to first floor. Loft access. Airing cupboard housing the boiler. Large storage cupboard at the end of the landing.

### Bedroom 1

13' 3" max x 9' 6" max ( 4.04m max x 2.90m max ) The master bedroom has fitted wardrobes, radiator, double glazed windows.

### Bedroom 2

13' 1" max x 9' 6" max ( 3.99m max x 2.90m max ) Another good sized double with double glazed window to the rear, radiator.

### Bedroom 3

8' 6" max x 6' max ( 2.59m max x 1.83m max ) Single bedroom with double glazed window, radiator.

### Wetroom

6' 3" max x 5' 6" max ( 1.91m max x 1.68m max ) Recent addition to the property. Radiator.

### External

Enclosed yard to the front. Private garden to the rear with a lockable gate.

### Communal Parking

Permit will be available from Leeds City Council.



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welcome to

## Rossefield Chase, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Chain - Modern Auction
- Versatile Three Bedrooms

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

**£140,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:

PDY116112 - 0005

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