



**Coppice Wood Rise, Yeadon Leeds LS19 7LJ**



**welcome to**

**Coppice Wood Rise, Yeadon Leeds**

A two double bedroom semi detached bungalow, nicely presented throughout with a converted loft to create extra living accommodation. Also having a conservatory, double driveway, front and rear gardens. This is a fabulous home an viewing is highly recommended. Offered with no onward chain.



## 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.

## Entrance Porch

Enter from the side into the porch, a great space for coats and shoes with vinyl flooring, uPVC double glazed windows to both sides and a door leads into the house.

## Hallway

With laminate flooring, radiator and a useful storage cupboard.

## Lounge

14' 8" x 10' 10" ( 4.47m x 3.30m )

A spacious room having a gas fire set on a marble hearth with complimentary surround, a lovely focal point in the room. Also benefiting from having carpet flooring, radiator, coving and a uPVC double glazed window to the front.

## Dining Room

9' 5" x 9' 7" ( 2.87m x 2.92m )

A separate dining room with useful understairs storage, laminate flooring, radiator, a door to the conservatory and stairs up to the first floor.

## Kitchen

9' 6" x 8' 5" ( 2.90m x 2.57m )

A well presented kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with extractor hood above and a tiled splashback. Integrated appliances include an electric oven, dishwasher and there are spaces for a full height fridge freezer and washing machine. There is a useful storage cupboard, radiator, tiled flooring and a uPVC double glazed window to the front.

## Conservatory

9' 6" x 8' 8" ( 2.90m x 2.64m )

Built of uPVC construction with a low wall, a great addition to this home creating extra living accommodation and having glazing to all three sides, laminate flooring, radiator and patio doors leading out to the garden.

## Bedroom One

13' x 9' 7" ( 3.96m x 2.92m )

A double bedroom with fitted wardrobes, dressing table, carpet flooring, radiator and a uPVC double glazed window to the rear.

## Shower/Wet Room

With tiling to splash areas and comprising of a shower area, wc, wash hand basin set in a vanity unit, radiator and a uPVC double glazed window to the side.

## First Floor

## Landing

The stairs rise from the dining room onto the carpeted landing with doors to the bedroom and bathroom. There is also a radiator and a wooden skylight to the rear.

## Bedroom Two

12' 8" x 12' 2" ( 3.86m x 3.71m )

A good size double bedroom with a built in wardrobe, useful under eaves storage, carpet flooring, radiator and two wooden skylights.

## Bathroom

With tiling to splash areas and fitted with a three piece suite comprising of a panel bath, wc, wall mounted wash hand basin, chrome heated towel rail, extractor fan and a wooden skylight to the front. There is a built in cupboard which houses the boiler.

## Outside

To the front of the property there is a small lawn with flowerbeds, hedge and walled borders. To the side is a double driveway providing off street parking, leading to the garage, and there is a useful storage shed. To the rear is a private garden laid to lawn with hedge and fence borders.

## Garage

A single detached garage with an up and over door.



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## Coppice Wood Rise, Yeadon Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedroom Semi Detached Bungalow
- Nicely Presented Throughout

Tenure: Freehold EPC Rating: D

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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