



Church Court, Yeadon Leeds LS19 7SA

welcome to

Church Court, Yeadon Leeds

A three bedroom end terrace house, nicely presented throughout and offering ready to move into accommodation. This is a great property for first time buyers looking to get on the property ladder and 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 Hall

Enter from the front into the hallway with carpet flooring, radiator and stairs leading up to the first floor.

Lounge/Diner

25' 3" x 11' 9" (7.70m x 3.58m)

A spacious, bright and airy room having an electric fire with timber surround, laminate flooring, two radiators and dual aspect uPVC double glazed windows to the front and rear allowing natural light

to flow through.

Kitchen

18' 7" x 6' 4" (5.66m x 1.93m)

The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer with a tiled splashback. There are spaces for appliances and a useful pantry. The kitchen also has a radiator, dual aspect uPVC double glazed windows to the rear and side and a side access door.

Landing

The stairs rise from the hallway onto the carpeted landing with a uPVC double glazed window to the side, doors to three bedrooms, bathroom and access to a boarded loft with light.

Bedroom One

13' 5" x 8' 6" (4.09m x 2.59m)

A double bedroom positioned to the front elevation with fitted wardrobes, coving, radiator, carpet flooring and a uPVC double glazed window.

Bedroom Two

10' 11" x 8' 10" (3.33m x 2.69m)

A double bedroom positioned to the rear elevation with a built in storage cupboard, radiator, coving and a uPVC double glazed window.

Bedroom Three

8' 10" x 6' (2.69m x 1.83m)

A single bedroom positioned to the front elevation with built in storage over the bulk head, carpet flooring, coving, radiator and a uPVC double glazed window.

Bathroom

With tiling to the floor and splash areas, fitted with a three piece suite comprising of a panel bath with shower above, pedestal wash hand basin, wc, radiator and a large uPVC double glazed window to the rear.

Outside

To the front and side there are lawned gardens with

flowerbeds, mature shrubs and fenced borders. To the rear there is a private garden which is fully paved with fenced borders. There is access into the garage.

Garage

There is a single garage en bloc with an up and over door and side access door into the garden There is also a parking space.



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Church Court, Yeadon Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom End Terrace House
- Garden To Three Sides

Tenure: Freehold EPC Rating: D

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106238 - 0002

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