



**Kennerleigh Drive, Leeds LS15 8RZ**

**welcome to**

**Kennerleigh Drive, Leeds**

At a Starting Bid of £180,000, this semi detached TRUE BUNGALOW is for sale by Modern Method of Auction, and is a fantastic opportunity for a buyer to really turn a house into a home. Offering TWO BEDROOMS, this property also includes OFF STREET PARKING and LOW MAINTENANCE gardens!



## **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.

## **Kitchen**

Having the entrance door to the side aspect, and featuring a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a one and a half bowl sink and drainer, a gas cooker, the gas central heating boiler, a gas central heating radiator, an under counter fridge freezer, part tiling, and a double glazed window to the rear.

## **Lounge**

Featuring a bay window to the front aspect, a feature fire place with a gas fire, and a gas central heating radiator.

## **Bedroom One**

Double glazed window to the rear aspect, fitted wardrobes, and a gas central heating radiator.

## **Bedroom Two**

Double glazed window to the front aspect, and a gas central heating radiator.

## **Shower Room**

Equipped with a shower, wash hand basin, and a low level flush w.c. Full tiling to the walls with a linoleum flooring, gas central heating radiator and a useful storage cupboard. Double glazed window to the side.

## **Exterior**

Externally the property has a paved driveway to the front with double gated access, plus a paved garden space with planted borders.

To the rear is a further garden space which again is paved and hard standing set within fenced boundaries.



**view this property online** [williamhbrown.co.uk/Property/CGT111588](http://williamhbrown.co.uk/Property/CGT111588)



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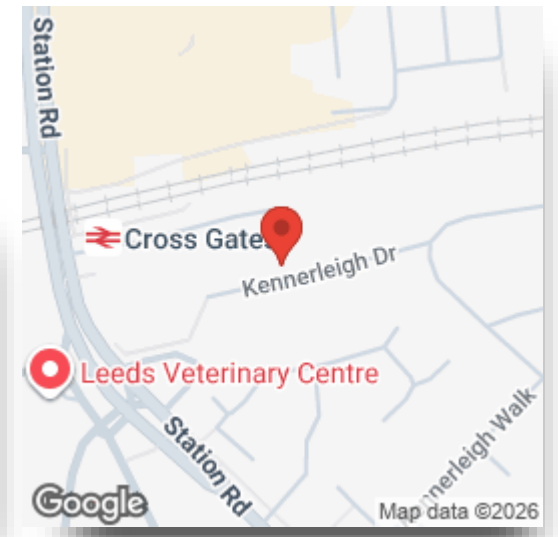
## Kennerleigh Drive, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid £180,000
- Semi Detached Bungalow

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111588 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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