



**Longroyd Avenue, Leeds LS11 5HA**

**welcome to**

## **Longroyd Avenue, Leeds**

NO ONWARD CHAIN, TWO BEDROOM BACK to BACK TERRACE accommodation, PERFECT INVESTMENT OPPORTUNITY, LOWER GROUND KITCHEN and BATHROOM, GROUND FLOOR LOUNGE and TWO FIRST FLOOR BEDROOMS. Great access to Leeds City Centre.

### **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.

### **Lounge**

13' 9" x 15' 11" ( 4.19m x 4.85m )  
uPVC double glazed door and window to the front, gas central heating radiator, electric fire, stairs leading to the lower ground and first floor landing.

### **Lower Ground Kitchen**

13' 7" x 12' 10" ( 4.14m x 3.91m )  
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, integrated oven, gas hob, space for a fridge freezer and washing machine, gas central heating radiator, two uPVC double glazed windows to the front and a single glazed wooden door to the front.

### **Lower Ground Bathroom**

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, uPVC double glazed window, gas central heating radiator.

### **First Floor Landing**

Loft access and access to bedrooms one and two.

### **Bedroom One**

13' 9" x 9' 3" ( 4.19m x 2.82m )  
uPVC double glazed window to the front, gas central heating radiator.

### **Bedroom Two**

10' 10" x 6' 3" ( 3.30m x 1.91m )  
uPVC double glazed window to the front, built-in storage cupboard, gas central heating boiler.

### **Exterior**

Yard area to the front, door leading into the kitchen and steps leading to the front door into the lounge.







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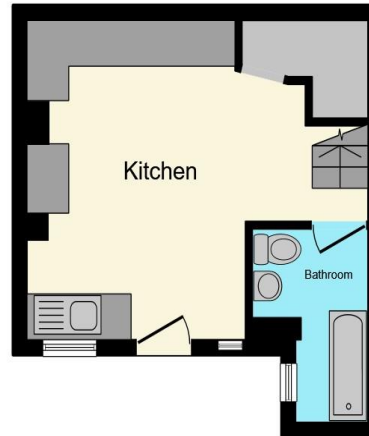
## Longroyd Avenue, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom back to back terrace accommodation
- No onward chain

Tenure: Freehold EPC Rating: D

guide price

**£80,000**



Lower Ground Floor



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
MLY110994 - 0002

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