



Coldcotes Avenue, Leeds LS9 6ND

welcome to

Coldcotes Avenue, Leeds

NO ONWARD CHAIN -

This semi-detached property offers huge potential & is ideal for anyone looking to create their dream home. In need of full refurbishment, it provides a blank canvas to put your own stamp on. Featuring two reception rooms, three good sized bedrooms, front & rear gardens & garage.



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.

Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor.

Lounge

14' 2" Into bay x 11' 5" Max (4.32m Into bay x 3.48m Max)
A good size room with a feature fireplace and a bay window to the front with an open aspect.

Dining Room

11' 5" Max x 10' 11" Max (3.48m Max x 3.33m Max)
A separate dining room with a feature fireplace and a cupboard built into the recess.

Kitchen

7' 11" Max x 7' 10" Max (2.41m Max x 2.39m Max)
The kitchen offer a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and plumbing for a washing machine. Additionally there is a useful pantry and side access door.

Landing

The stairs rise from the hallway onto the landing with doors to three bedrooms and bathroom.

Bedroom One

11' 5" Max x 11' Max (3.48m Max x 3.35m Max)
A double bedroom positioned to the rear elevation with space for free standing furniture.

Bedroom Two

11' 7" Max x 11' 5" Max (3.53m Max x 3.48m Max)
A double bedroom positioned to the front elevation with space for free standing furniture and a window to the front looking out over open fields.

Bedroom Three

8' 3" Max x 7' 11" Max (2.51m Max x 2.41m Max)
Fitted with with a three piece suite comprising a bath with shower over, wash hand basin, wc and storage cupboard and a window to the front looking out over open fields.

Outside

There are low maintenance gardens to the front and rear.

Garage

A single detached garage, perfect for storage or secure parking.



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Coldcotes Avenue, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- HUGE POTENTIAL
- THREE GOOD SIZE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£135,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK109475 - 0003

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