



**Hollin Park Crescent, Leeds LS8 3HH**

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## **Hollin Park Crescent, Leeds**

A three double bedroom mid terrace house offering excellent potential for modernisation and personalisation. The accommodation includes two versatile reception rooms, a fitted kitchen and family bathroom, together with front and rear gardens. Situated close to local amenities and transport links.



### **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.

### **Hallway**

With two storage cupboards.

### **Living Room**

A bright and airy room with an attractive fireplace and fully glazed patio doors opening to the garden.

### **Dining Room**

A separate dining room perfect for more formal dining or entertaining.

### **Kitchen**

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas

hob. There is an integrated oven and spaces for all other appliances.

### **Bedroom One**

A spacious double bedroom with room for free standing furniture.

### **Bedroom Two**

A double bedroom with space for free standing furniture.

### **Bedroom Three**

A double bedroom with space for free standing furniture.

### **Bathroom**

Comprising a bath with shower over, wc and hand basin.

### **Outside**

There are low maintenance gardens to the front and rear mostly laid to lawn.



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## Hollin Park Crescent, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MID TERRACE HOUSE
- THREE DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

guide price

**£140,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
OAK109272 - 0004

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