



West Park Close, Leeds LS8 2ED

welcome to

West Park Close, Leeds

A two-bedroom semi-detached property requiring modest updating, offering excellent scope to personalise and add value. Features include a lovely shower room, front and rear gardens, driveway parking, and a large garage. Ideally located close to Roundhay Park 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 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.

West Park Close Ground Floor Porch

A great space for boots and shoes with glazing to two sides.

Entrance Hall

With an understairs cupboard housing the gas and electric meters, and stairs leading to the first floor.

Lounge

A spacious, bright and airy room have a feature fireplace and dual aspect windows allowing a good amount of natural light to flow through.

Kitchen First Floor

Fitted with wall and base units, work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for further appliances. An understairs cupboard provides further storage space.

Bedroom One

A double bedroom with fitted wardrobes and a large storage cupboard, floor to ceiling with shelves.

Bedroom Two

A double bedroom with space for free standing furniture.

Shower Room

Fully tiled and fitted with a three piece suite comprising a large walk in shower, wc and hand basin.

External

To the front, the property enjoys a garden with a small lawn and a driveway to the side providing off-street parking. The rear garden is neatly maintained, featuring a lawn with attractive flowerbed borders and a useful shed, offering additional outdoor storage.

Garage

A detached garage offering excellent storage space, secure parking or potential workspace.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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West Park Close, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO BEDROOM SEMI DETACHED HOUSE
- HUGE POTENTIAL FOR PERSONALISATION

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109675 - 0003

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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.



william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West Yorkshire, LS8 2HU



williamhbrown.co.uk