





Middleton Park Crescent,Leeds LS10 4BW

william h brown

welcome to

Middleton Park Crescent, Leeds

NO ONWARD CHAIN, PERFECT FTB/YOUNG FAMILY, INVESTMENT opportunity, LIVING ROOM, KITCHEN, STUDY, DOWNSTAIRS WC, THREE BEDROOMS, WET ROOM, DRIVEWAY and ENCLOSED LAWNED and PAVED GARDEN.

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.

Downstairs Wc

Low level flush WC, wash hand basin, uPVC double glazed window to the rear.

Study

Double glazed window to the rear.

Living Room

uPVC double glazed windows to the front and rear, two gas central heating radiators, gas fire.

Kitchen

Has a fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, space for appliances, gas central heating radiator, uPVC double glazed window to the front.

First Floor Landing

Access to all three bedrooms and the wet room.

Bedroom One

uPVC double glazed window to the front, gas central heating radiator.

Bedroom Two

uPVC double glazed window to the front, gas central heating radiator, loft access.

Bedroom Three

uPVC double glazed window to the rear, gas central heating radiator.

Wet Room

A wet room with shower, low level flush WC, wash hand basin, heated towel rail, uPVC double glazed window to the rear.

Exterior

Driveway to the front with gated access and to the rear is an enclosed paved and lawned garden with hedge boundaries.









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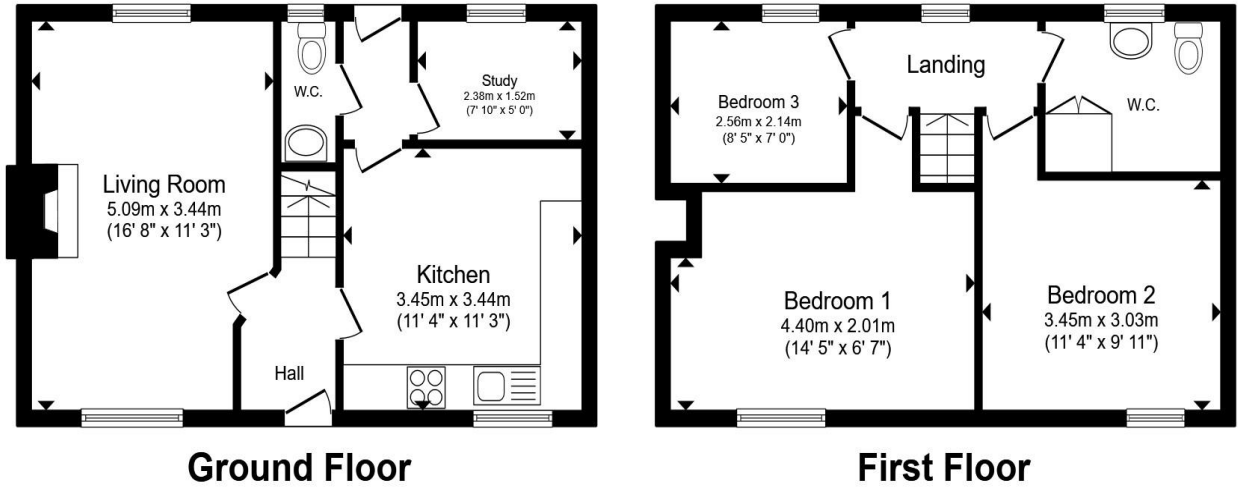
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom double fronted mid through terrace
- No onward chain

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

guide price

£145,000



Total floor area 81.0 m² (872 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
MLY112212 - 0004

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