



Brignall Garth, LEEDS LS9 7HB

welcome to

Brignall Garth, LEEDS

A two-bedroom mid-terrace home offering fantastic potential for buyers looking to create a property tailored to their own tastes. Although some modernisation may be desirable, the property boasts two generous double bedrooms, as well as good-sized front and rear gardens.



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.

Agents Note

The property is of non- standard construction, please seek confirmation of lending ability and liaise with your conveyancer.

Brignall Garth Ground Floor Entrance Hall

The entrance hall benefits from a useful storage cupboard and provides access to the staircase leading to the first floor.

Lounge

The spacious lounge is a good size, featuring a front-

facing double-glazed window and a fitted radiator.

Kitchen/ Diner

The good-sized kitchen/diner benefits from two rear double-glazed windows and an external door providing access to the garden. A further door within the kitchen leads to a storage cupboard, offering excellent additional storage space.

The kitchen is fitted with a range of wall and base units, complemented by integrated appliances. There is also ample space to accommodate a dining area.

First Floor Bedroom One

A double bedroom featuring a front double-glazed window and a fitted radiator. The room also benefits from a useful built-in storage cupboard, providing excellent additional storage space.

Bedroom Two

A spacious double bedroom featuring a rear double-glazed window and a fitted radiator. The room also benefits from a built-in cupboard, providing convenient additional storage space.

Bathroom

The bathroom features a rear double-glazed window and a fitted radiator. It is fitted with a bath with an overhead shower, a WC, and a wash basin.

Outside

The property benefits from good sized front and rear gardens, both of which are landscaped with a variety of plants and areas laid to lawn. The rear garden also features a useful outbuilding, providing excellent additional space that could be used for storage, a workshop, or a hobby room.

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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Brignall Garth, LEEDS

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

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

guide price

£130,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK109876 - 0004

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