



Kenilworth Avenue, Gildersome Leeds LS27 7EH

welcome to

Kenilworth Avenue, Gildersome Leeds

SOUGHT AFTER VILLAGE LOCATION, TWO bedroom SEMI DETACHED TRUE BUNGALOW, GARDENS to the front and rear, SHARED DRIVEWAY with SINGLE GARAGE, LIVING ROOM, KITCHEN, BEDROOM ONE, BEDROOM TWO/DINING ROOM. Close to local amenities and good access to motorway 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.

Entrance Hall

uPVC double glazed door to the side, gas central heating radiator, loft access.

Living Room

14' 2" x 11' 1" (4.32m x 3.38m)

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

Kitchen

9' 3" x 8' 3" (2.82m x 2.51m)

Fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink, space for a fridge freezer, oven and washing machine, part tiled walls, gas central heating radiator, uPVC double glazed window to the front.

Bedroom One

13' 1" x 10' 2" (3.99m x 3.10m)

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

Bedroom Two/Dining Room

8' 5" x 9' 4" (2.57m x 2.84m)

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

House Bathroom

Bathroom suite comprising of a walk-in shower, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the side.

Exterior

Lawned garden to the front, shared driveway to the side with gated access, leading to the single garage and to the rear is a lawned garden with decorative borders and fence boundary.





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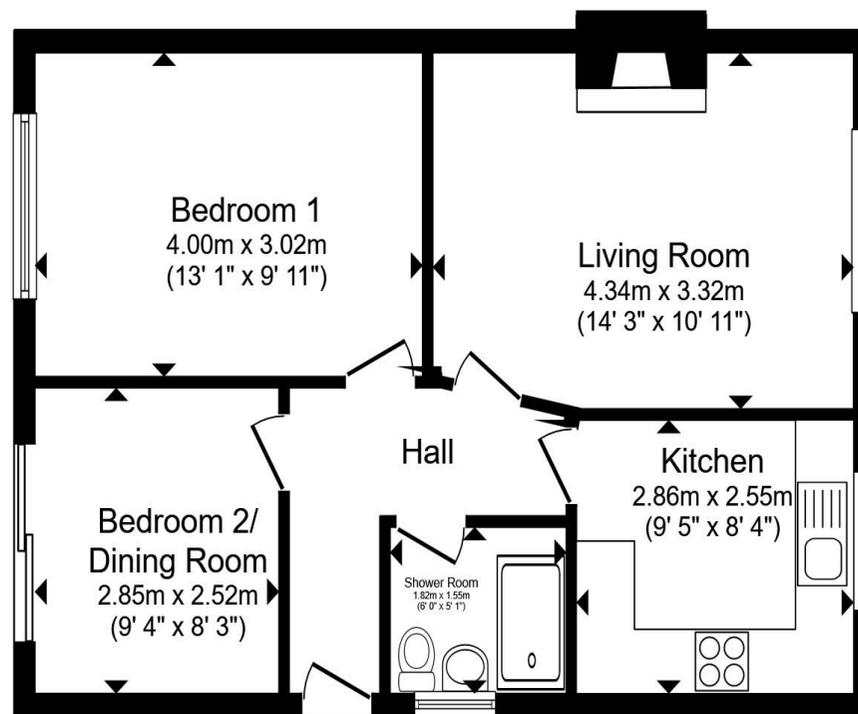
Kenilworth Avenue, Gildersome Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom semi detached true bungalow
- Sought after village location

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

guide price

£180,000



Floor Plan

Total floor area 50.4 m² (542 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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Property Ref:
MLY111654 - 0002

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