



Recreation Terrace, Leeds LS11 0AW

welcome to

Recreation Terrace, Leeds

PERFECT INVESTMENT OPPORTUNITY, NO ONWARD CHAIN, ONE BEDROOM MID BACK to BACK TERRACE, having good access to Leeds City Centre and motorway links. LIVING ROOM, SEPARATE KITCHEN, BASEMENT CELLAR, ONE BEDROOM and HOUSE BATHROOM. ON STREET PARKING.

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.

Lounge

13' 7" x 13' 5" (4.14m x 4.09m)

Composite door to the front, uPVC double glazed window to the front, gas central heating radiator, access into the kitchen.

Kitchen

11' 1" x 6' (3.38m x 1.83m)

Has a fully fitted kitchen with a range of wall and base units with work surfaces over, incorporating sink and drainer, space for washing machine, oven and fridge freezer, uPVC double glazed window to the front. Stairs leading to the basement cellar.



Basement Cellar

Gas central heating radiator, ideal for storage.

First Floor Landing

Storage cupboard, gas central heating radiator, loft access. Access to bedroom one and house bathroom.

Bedroom One

13' 8" x 12' 3" (4.17m x 3.73m)

uPVC double glazed window to the front, gas central heating radiator, storage cupboard housing the boiler.

House Bathroom

A three piece bathroom suite comprising of bath with electric shower, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the front.

Exterior

On street parking.





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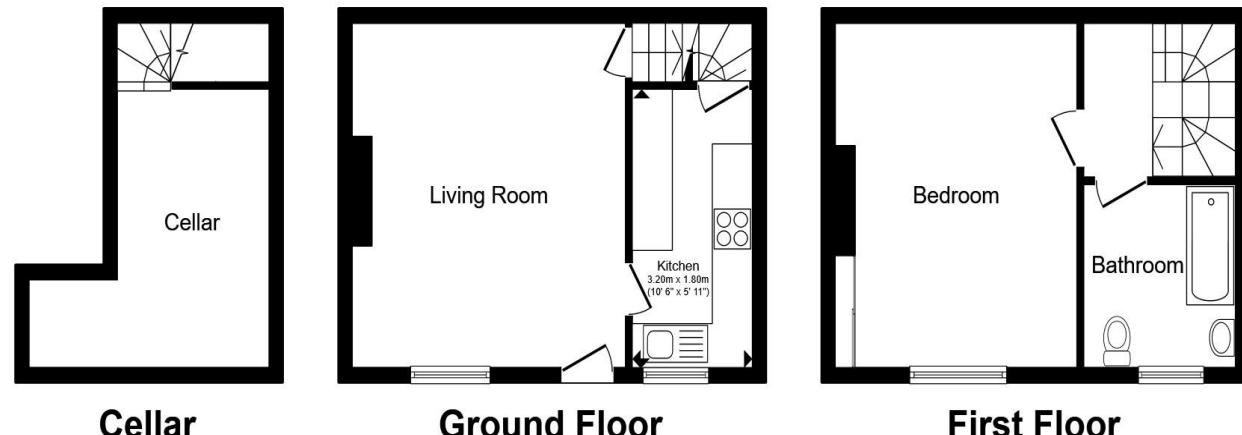
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- One bedroom mid back to back terrace
- No onward chain

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£75,000



Total floor area 68.7 m² (739 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:
MLY111513 - 0002

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