



**Copperfield View, Leeds LS9 0BJ**

**welcome to**

**Copperfield View, Leeds**

FOR SALE by MODERN AUCTION with a Starting Bid of £80,000, this is a fantastic opportunity for the investor. With accommodation set over three floor, this back to back property is in need of some updating, and is now READY for you to view!



## **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.

### **Ground Floor Entrance Hall**

Having the entrance door to the front aspect, and a door to the lounge.

### **Lounge**

Having a window to the front aspect, and a gas central heating radiator.

### **Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a gas cooker, tiling to the splash areas and a cooker hood unit over. Also has a stainless steel sink and

drainer, gas central heating radiator, and a window to the front.

### **First Floor Bedroom Two**

With a double glazed window to the front aspect, and a gas central heating radiator.

### **House Bathroom**

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin , and the w.c. Gas central heating radiator, and a double glazed window to the front.

### **Second Floor Bedroom One**

Having a double glazed window to the front, and a gas central heating radiator.

### **Bedroom Three**

Having a roof window, and a gas central heating radiator.

### **Exterior**

Externally the property has steps leading up to the front door with support hand railing.



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## Copperfield View, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid £80,000
- For Sale By Modern Auction

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

guide price

**£80,000**



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Property Ref:  
CGT111589 - 0002

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Please note the marker reflects the  
postcode not the actual property



william h brown



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