



Kelmscott Garth, Leeds LS15 8LB

welcome to

Kelmscott Garth, Leeds

FOR SALE via MODERN METHOD OF AUCTION, and at a starting bid of £250,000, this WELL MAINTAINED home has accommodation arranged over TWO FLOORS and is READY TO MOVE IN TO! Call William H Brown Crossgates to come along and take a look at this INCREDIBLE FAMILY HOME!



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

Having two double glazed windows to the front aspect and two double glazed windows to the side, and a gas central heating radiator.

Kitchen Diner

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer, an electric oven and hob with a cooker hood unit over. Also includes an integrated fridge freezer, an archway opening up to dining area, a gas central heating radiator, double glazed windows to the rear and side, plus a door leading out to the rear garden.



view this property online williamhbrown.co.uk/Property/CGT112160



Shower Room

Equipped with a shower cubicle, a wash hand basin set within a vanity storage unit and a mirror above, plus the w.c, and a frosted double glazed window.

Bedroom Three / Reception Room

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

Bedroom Four / Reception Room

Double glazed window to the rear and a gas central heating radiator.

First Floor

Bedroom One

With a double glazed window to the rear, a gas central heating radiator, and a door to the en-suite bathroom.

En-Suite Bathroom

Having a bath with a shower over, a wash hand basin set within a vanity storage cupboard and a mirror above, and a w.c. Also includes tiling and a frosted window.

Bedroom Two

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

Exterior

Externally the property enjoys a low maintenance garden to the front with a paved driveway extending to the side and giving access to the garage.

To the rear is a further garden space with two patio seating areas, an extensive lawn and a summer house.

welcome to

Kelmscott Garth, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting bid £250,000
- Semi Detached Home

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

guide price

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT112160



Property Ref:
CGT112160 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williamhbrown.co.uk