



East Moor Close, Leeds LS8 1ET

welcome to

East Moor Close, Leeds

Located in the LS8 area of Leeds, this first-floor flat offers two double bedrooms and a spacious layout throughout, including a modern kitchen and bathroom. The property also benefits from a garage space and access to communal 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.

East Moor Close

Hallway

The hallway feels generous and open, with a double-glazed window and a fitted radiator. It's spacious enough to accommodate a dining area, and it provides access to every room in the property. Two separate storage cupboards are also located within the hallway, adding useful practicality.

Lounge

The lounge benefits from two double-glazed windows and a pair of fitted radiators. It's a well-proportioned room finished with laminate flooring, creating a clean and modern feel.

Kitchen

The kitchen includes a double-glazed window and a generous range of wall and base units. The worktops incorporate a sink with drainer, along with plumbing for a washing machine. It also features an integrated electric hob and oven with an extractor fan above, ceiling spotlights, and a stylish overall finish.

Bedroom One

Bedroom One features a large, double-glazed window and a fitted radiator. It's a generously sized room that also benefits from spacious built-in wardrobes, and it's finished with comfortable carpet flooring.

Bedroom Two

Bedroom Two is a comfortable double room featuring a double-glazed window and a fitted radiator. It's finished with carpet flooring.

Bathroom

The bathroom includes a double-glazed window and a fitted radiator, with partly tiled walls and a fully tiled floor. It's equipped with a bath and overhead shower, along with a sink featuring built-in storage and a toilet. An extractor fan is also installed for added ventilation.

Garage

The property also benefits from a garage space.



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

Tenure: Leasehold EPC Rating: D

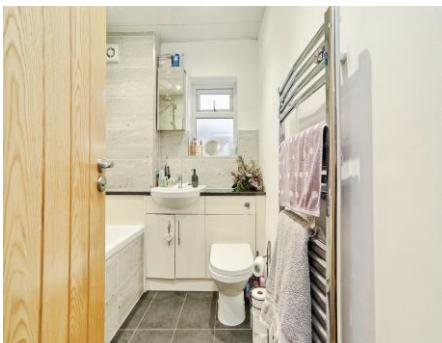
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£185,000



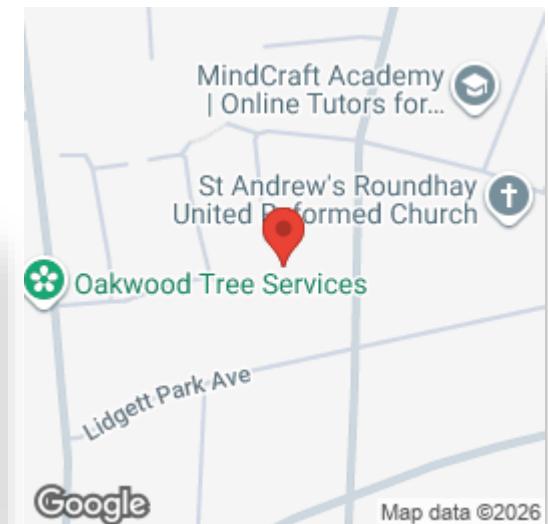
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Property Ref:
OAK109332 - 0002

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.



Please note the marker reflects the postcode not the actual property

 william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West Yorkshire, LS8 2HU



williamhbrown.co.uk