

Temple Gate Road,Leeds LS15 0HF

william
h brown

welcome to

Temple Gate Road, Leeds

FOR SALE by MODERN AUCTION is this SUPERB semi detached BUNGALOW offering FANTASTIC living accommodation for those in need of single level living accommodation. With TWO double bedrooms, a DRIVEWAY & GARAGE plus a rear garden, this is an INCREDIBLE BUYING OPPORTUNITY! Contact us 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.

Entrance Hall
Having the entrance door to the front aspect, three useful storage cupboards, and a gas central heating radiator.

Lounge
With a double glazed window to the side aspect and a double glazed window to the front, and two gas central heating radiators.

Kitchen
Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, an electric oven, gas hob, tiling to the splash areas, and a cooker hood unit over. Also includes plumbing for a washing machine, a built in storage cupboard, gas central heating radiator, and a double glazed window to the rear.

Side Entrance
Having a double glazed door to the side aspect, and an internal door leading into the kitchen.

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

Bedroom Two
Double glazed window to the front, built in storage which includes a dressing table and mirror, plus a gas central heating radiator.

Bathroom
Fitted with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and a low level flush w.c. Heated towel rail, extractor fan, and a double glazed window to the rear.

Exterior
Externally the property has a lawned garden to the front, with a paved driveway off to the side which then leads to a single detached garage. To the rear is an additional garden space with paving and woodchip areas.

Garage
A single garage with power points and lighting, and an up and over door.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached True Bungalow
- Two Bedrooms

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

guide price

£180,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CGT112314 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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