



Hollingbourne Road, LEEDS LS15 8XG

welcome to

Hollingbourne Road, LEEDS

ARE YOU an investor or a FIRST TIME BUYER? At a Starting Bid of £125,000, this END back to back town house could be PERFECT FOR YOU!
Beautifully presented and READY to move into, this EXCEPTIONAL PROPERTY is close to LOCAL AMENITIES and GREAT transport links! Call 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, double glazed window also to the front, gas central heating radiator, and stairs to the first floor landing.

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 with a gas hob, and tiling to the walls. Also includes plumbing for a washing machine, and space for a free standing fridge freezer. Double glazed window to the rear.

Lounge

Featuring double glazed patio doors to the rear aspect, a useful under stair storage cupboard, and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having built in storage.

Bedroom

Having a double glazed window to the rear, gas central heating radiator and built in storage.

Shower Room

Equipped with a corner shower cubicle, a wash hand basin, and a w.c. Also had a heated towel rail, ceiling spotlights, and a double glazed window to the front.

Exterior

Externally the property has a buffer garden to the side with a pathway to the entrance door, while to the rear is a delightful, South facing, enclosed garden space with a patio seating area, and a lawn, and some mature planting.



view this property online williamhbrown.co.uk/Property/CGT112094



welcome to

Hollingbourne Road, LEEDS

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid - £125,000
- End Back To Back Town House

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

guide price

£125,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT112094



Property Ref:
CGT112094 - 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