



**Temple Court, Leeds LS15 0DP**

**welcome to**

**Temple Court, Leeds**

At a Starting Bid of £85,000, this is a FANTASTIC INVESTMENT opportunity or FIRST TIME BUY! With ONE BEDROOM, this property is sale by MODERN METHOD of AUCTION! Contact us to book your viewing!



## **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**

Having the entrance door to the front aspect, and stairs leading up to the living accommodation.

## **Lounge**

Having a double glazed window to the front aspect, laminate wood effect flooring, and electric fire, plus 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 stainless steel sink and drainer, an electric oven with an electric hob, tiling to the splash areas and a cooker hood unit over. Also includes space for a washing machine, and a gas central heating radiator.

## **Bedroom**

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

## **Bathroom**

Fitted with a three piece bathroom suite which includes a bath with taps and a shower attachment, a wash hand basin, and the w.c. Extractor fan, ceiling spotlights, and a towel rail.



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## Temple Court, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid £85,000
- One Bedroom Maisonette

Tenure: Leasehold EPC Rating: Awaited  
Council Tax Band: A Service Charge: 1.05  
Ground Rent: 1964.00

guide price

**£85,000**



Total floor area 48.5 m<sup>2</sup> (522 sq ft) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas, coverings and materials) are approximate. No details are guaranteed. They should be taken as an indication only and they do not form part of any agreement. No liability is taken for any errors, omissions or misstatements. Always consult your agent for more information. Please see www.williamhbrown.co.uk



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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
CGT111593 - 0004

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.



Please note the marker reflects the  
postcode not the actual property



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