



**Swarcliffe Green, LEEDS LS14 5PG**



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**Swarcliffe Green, LEEDS**

With a Starting Bid of £140,000, this is a FANTASTIC opportunity to purchase your first home, or your next buy to let investment! Situated in a popular residential location, this home offers TWO DOUBLE BEDROOMS, OFF STREET PARKING and an enclosed rear garden! 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

With an entrance door to the front aspect, and stairs to the first floor landing.

## Living Room

With a double glazed window to the front, patio doors to the rear, and 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 a gas hob, tiling to the splash areas and a cooker hood unit over. Also has plumbing for a

washing machine and space for a dishwasher. Double glazed window to the rear, and a door to the side.

## Bedroom One

Two double glazed window to the front, built in storage, gas central heating boiler, and a gas central heating radiator.

## Bedroom Two

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

## Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and a w.c. Also feature part tiled walls, tiling to the floor, an extractor, heated towel rail, and two double glazed windows.

## Exterior

Externally the property has a driveway to the front providing off street parking, while to the rear is an enclosed garden space with a patio seating area, lawn, some mature plants and shrubbery, plus a brick built outbuilding.



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## Swarcliffe Green, LEEDS

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid £140,000
- Semi Detached Home

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

guide price

**£140,000**



Total floor area 85.5 m<sup>2</sup> (921 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 area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own measurements. Powered by [www.propertybox.co.uk](http://www.propertybox.co.uk)

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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT112191 - 0004

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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.



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