



Westfield Avenue, Yeadon Leeds LS19 7NT

welcome to

Westfield Avenue, Yeadon Leeds

**** REFURBISHMENT OPPORTUNITY**** Selling with NO ONWARD CHAIN. A three bedroom end terrace house with huge potential and a great opportunity for first time buyers looking to get on the property ladder. The house features well proportioned rooms, front and rear gardens and a detached garage.



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.

Yeadon

Yeadon is a charming small town located approximately 8 miles from Leeds City Centre. The High Street offers a variety of amenities, including bars, cafes, restaurants, and two supermarkets. Regular bus services connect Yeadon to Leeds, Bradford, and surrounding areas, making it ideal for commuters. The town is home to Yeadon Tarn, a scenic spot perfect for leisurely walks, green spaces, and a children's play park. Yeadon Town Hall, a beautiful Grade II listed building from the 1880s, hosts numerous shows and concerts throughout the year and features the delightful Stage Door Café and licensed bar.



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secure parking.

Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor.

Lounge

14' 1" Max x 11' 5" Max (4.29m Max x 3.48m Max)
A good size room with a feature fireplace.

Kitchen/Diner

14' Max x 11' 11" Max (4.27m Max x 3.63m Max)
The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and electric hob and there are space for all appliances. There is a useful pantry cupboard and a lift up to the bedroom.

Bedroom One

11' 10" Max x 11' 1" Max (3.61m Max x 3.38m Max)
A double bedroom positioned to the rear elevation with fitted wardrobes and a built in cupboard housing the water tank.

Bedroom Two

11' 6" Max x 11' 1" Max (3.51m Max x 3.38m Max)
A double bedroom positioned to the front elevation with space for free standing furniture.

Bedroom Three

8' 5" Max x 5' 10" Max (2.57m Max x 1.78m Max)
A single bedroom positioned to the front elevation with space for free standing furniture.

Shower Room

Fitted with a three piece suite comprising of a wheelchair accessible shower, wc and pedestal wash hand basin.

Outside

The front and side of the property is laid to lawn with a path leading to the front door. To the rear there is a paved seating area with lawn beyond.

Garage

A single detached garage perfect for storage or

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- WELL PROPORTIONED ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107306 - 0003

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