



Selby Road, Leeds LS15 0AA

welcome to

Selby Road, Leeds

Detached family home offering huge potential, requiring modernisation throughout. Featuring three double bedrooms, two reception rooms, kitchen & utility, plus front garden & off-street parking. Conveniently located close to local amenities, transport links & approx one mile from Temple Newsam Park.



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.

Hallway

With stairs leading to the first floor.

Living Room

A spacious room with a character feature gas fireplace, arched recesses and feature coving.

Dining Room

A separate dining room, perfect for more formal dining and entertaining with a feature fireplace and access to a walk-in under stairs cupboard.

Kitchen

Well presented and fitted with a range of wall and base units, worksurfaces incorporating a sink, drainer and hob, and there is an integrated oven.

Utility Room

Conveniently located next to the kitchen with space for a fridge freezer and washing machine.

Landing

With a period curved archway.

Bedroom One

A double bedroom with fitted wardrobes.

Bedroom Two

A double bedroom with fitted wardrobes and access to a walk-in cupboard with a window.

Bedroom Three

A double bedroom with a built in cupboard housing the boiler.

Bathroom

A larger than average bathroom comprising a bath with shower over, wc, hand basin and bidet. There is also access to the loft.

Outside

The front garden is laid to lawn with walled borders, and to the rear a driveway provides off street parking. Additionally the home benefits from an outside tap and electric point.

Wash House/Outhouse

A real character feature of this home with brick built Victorian wash copper, flagged floor, window and electric points.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS

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

guide price

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111972 - 0003

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