



East Park Parade, LEEDS LS9 9DA

welcome to

East Park Parade, LEEDS

Starting Bid £105,000 FOUR BEDROOM MID THROUGH TERRACE, IDEAL INVESTMENT OPPORTUNITY, NO ONWARD CHAIN, IN NEED OF MODERNISATION, LOUNGE, DINING ROOM, KITCHEN, CELLAR, two first floor bedrooms and HOUSE BATHROOM, two further second floor bedrooms. YARD areas to front and rear, ON STREET PARKING.



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 Porch

Door to the front, leading into the hallway.

Hallway

Stairs leading to the first floor landing. Access into the lounge and dining room.

Lounge

Window to the front, gas central heating radiator.

Dining Room

Door and window to the rear, gas central heating radiator, open access into the kitchen area, stairs leading to the basement cellar.

Kitchen

Has a fitted kitchen with a range of wall and base units with work surfaces over, incorporating sink and drainer, fitted extractor fan, space for appliances, part tiled walls, window to the rear.

First Floor Landing

Access to bedrooms one and two and house bathroom.

Bedroom One

Window to the front, gas central heating radiator.

Bedroom Two

Window to the rear, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of a bath with shower over, low level flush WC, wash hand basin, tiled walls, gas central heating radiator, window to the rear.

Second Floor

Access to bedrooms three and four.

Bedroom Three

Window to the rear, skylight window, storage cupboard, gas central heating radiator.

Bedroom Four

Window to the front, gas central heating radiator.

Exterior

Yard areas to both front and rear, on street parking.



view this property online williamhbrown.co.uk/Property/CGT111816



welcome to

East Park Parade, LEEDS

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid £105,000
- Four bedroom mid through terrace

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

guide price

£105,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111816



Property Ref:
CGT111816 - 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