



Hembrigg Gardens, Morley Leeds LS27 0ET

welcome to

Hembrigg Gardens, Morley Leeds

FOUR BEDROOM END TERRACE, NON-STANDARD CONSTRUCTION, NO ONWARD CHAIN, DRIVEWAY, GARAGE, GARDENS to front and rear, TWO RECEPTION ROOMS, GROUND FLOOR BEDROOM with ENSUITE, THREE FIRST FLOOR BEDROOMS and BATHROOM. GREAT LOCATION, close proximity to Morley Town Centre, GOOD ACCESS to motorway links.

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.

Agents Note:

- 1, Private right of way to neighbouring property
- 2, Non standard construction
3. Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

Entrance Hall

Door to the front, stairs leading to the first floor landing.

Living Room

Double glazed wooden framed window to the rear, electric fire, gas central heating radiator.

Dining Room

Single glazed wooden framed window to the rear.

Kitchen

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink, electric oven with gas hob, space for appliances, double glazed wooden framed window to the front.

Bedroom One

uPVC double glazed windows to three sides, gas central heating radiator and access into the ensuite.

Ensuite

Shower room with a low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the front.

Rear Porch

Double glazed wooden framed windows, gas central heating radiator, wooden door,

First Floor Landing

Access to three bedrooms and the house bathroom. Storage cupboard.

Bedroom Two

Double glazed wooden framed window, gas central heating radiator.





Bedroom Three

Double glazed wooden framed window, gas central heating radiator.

Bedroom Four

Double glazed wooden framed window, gas central heating radiator.

House Bathroom

Bath with taps, low level flush WC, shower cubicle, gas central heating radiator, double glazed wooden framed window.

Separate Wc

Low level flush WC, double glazed wooden framed window.

Exterior

Block paved driveway to the front, lawned areas, garage and to the rear is an enclosed lawned garden with fence boundaries.

Garage

Wooden door to the front.



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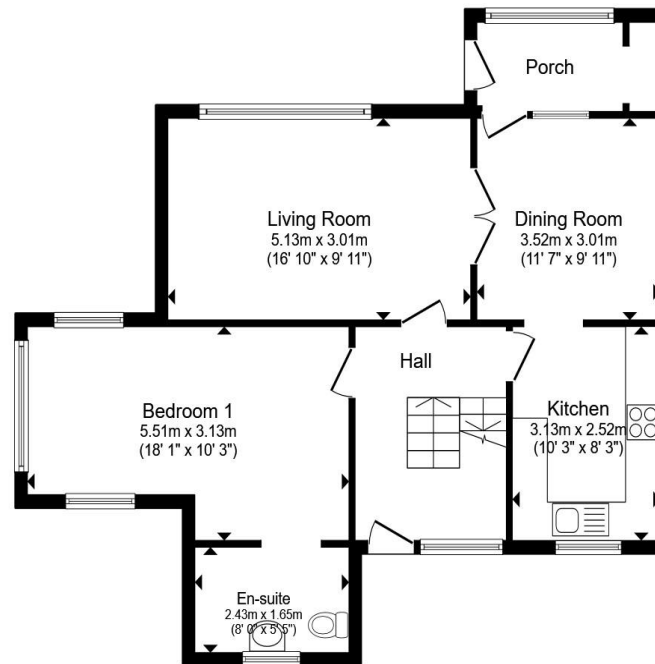
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four bedroom end through terrace
- No onward chain

Tenure: Freehold EPC Rating: D

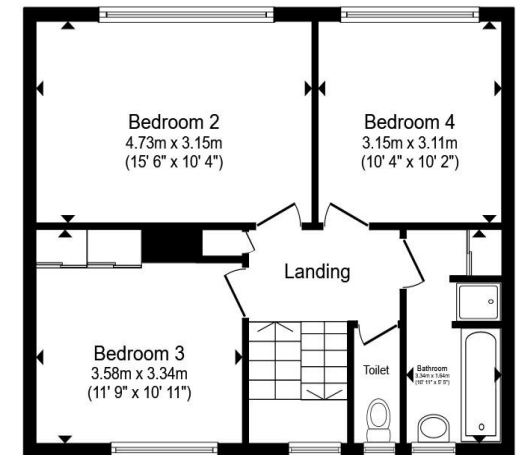
Council Tax Band: B

guide price

£120,000



Ground Floor



First Floor

Total floor area 123.6 m² (1,330 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 orientation 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 inspection(s). Powered by www.propertybox.io



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Property Ref:
MLY112215 - 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.

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