



Chandos Fold, Leeds LS8 1QE

welcome to

Chandos Fold, Leeds

A three-bedroom terraced home featuring both front and rear gardens, each a good size. While the gardens are currently overgrown and require work, they offer excellent potential. The property itself also needs updating throughout, but thanks to its overall size, it holds great scope for improvement!



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.

Chandos Fold Ground Floor Entrance Hallway

The entrance hall is a spacious area, featuring a fitted radiator, and a door here opens into a large built-in cupboard that provides excellent additional storage.

Lounge

The lounge is a very good size and benefits from both front and rear double-glazed windows, along with two fitted radiators.

Kitchen

The kitchen features a rear double-glazed window

and a fitted radiator. A door in this space provides access to the rear garden, and the boiler is housed within the kitchen.

W.C

The downstairs W.C. is a conveniently placed additional space, benefiting from a front double-glazed window, a wash basin, and a toilet. There is also a sliding door to a built-in unit that houses the electrical box.

Firsr Floor Bedroom One

Bedroom One is a double room featuring a rear double-glazed window and a fitted radiator. It also includes a built-in cupboard with double doors.

Bedroom Two

Bedroom Two is a double room with rear double-glazed windows and a fitted radiator. The room also benefits from a built-in cupboard and built-in shelving around the space.

Bedroom Three

Bedroom Three is a double room featuring front double-glazed windows and a fitted radiator. It also includes a built-in cupboard.

Bathroom

The bathroom features a front double-glazed window and a fitted radiator. It includes a bath with an overhead shower, a toilet, and a wash basin.

External

The property benefits from both front and rear gardens, each of a good size. Although they are currently overgrown and require attention, they offer excellent potential. The rear garden also includes a brick-built outhouse.



view this property online williamhbrown.co.uk/Property/OAK109804



welcome to

Chandos Fold, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN
- MID TERRACE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109804



Property Ref:
OAK109804 - 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 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West Yorkshire, LS8 2HU



williamhbrown.co.uk