



Ring Road, Crossgates Leeds LS15 7QB

welcome to

Ring Road, Crossgates Leeds

Are you looking to really turn a HOUSE INTO A HOME? IF you LOVE the idea of a PROJECT, then this SEMI DETACHED is the PERFECT BUY FOR YOU! Offering TWO RECEPTION ROOMS, gardens, and AMPLE off street parking, this fantastic property is just waiting for you to view! Starting Bid £200,000



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 Hall

Having a composite entrance door to the front aspect, a built in cupboard housing the utility meters, a gas central heating radiator, window to the side and stairs to the first floor landing.

Lounge

Having a double glazed window to the front aspect, and a gas central heating radiator.

Dining Room

Window to the rear aspect, and a gas central heating radiator.

Kitchen

Featuring wall and base units with work surfaces over. plumbing for a washing machine, a sink and drainer, gas cooker point, the gas central heating boiler, a useful under stair storage cupboard, a door to the side aspect and a window to the rear.

First Floor Landing

With stairs rising from the ground floor and having the loft access hatch.

Bedroom One

Featuring a bay window to the front aspect, and a gas central heating radiator.

Bedroom Two

With a window to the front aspect, and a gas central heating radiator.

Bedroom Three

Window to the front, and a gas central heating radiator.

House Bathroom

Equipped with a two piece bathroom suite which includes a bath with a shower over, and a wash hand basin, gas central heating radiator and a window to the rear.

Separate W.C

Having a w.c and a window to the side.

Exterior

Set on a good size plot, this semi detached home has a garden to the front aspect, a garden to the rear, plus a driveway and garage allowing for off street parking.



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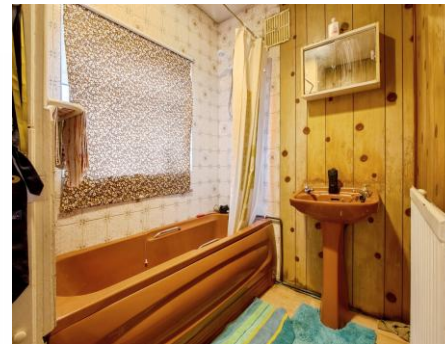
Ring Road, Crossgates Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid £200,000
- Semi Detached Three Bedroom Home

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

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111516 - 0012

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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