



Cross Flatts Row, Leeds LS11 7JR

welcome to

Cross Flatts Row, Leeds

**** SOLD with SITTING TENANTS **** PERFECT INVESTMENT OPPORTUNITY, THREE BEDROOM MID THROUGH TERRACE, ENCLOSED REAR YARD, LIVING ROOM, DINING ROOM, FITTED KITCHEN, TWO first floor BEDROOMS and HOUSE BATHROOM, MASTER BEDROOM to the second floor. Good access to Leeds City Centre.

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

uPVC double glazed door to the front, door leading into the living room.

Living Room

uPVC double glazed window to the front, gas fire, gas central heating radiator.

Dining Room

Storage cupboard and door leading into the kitchen.

Kitchen

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, gas hob, space for a washing machine and fridge freezer, tiled floor, uPVC double glazed window to the side and rear and uPVC double glazed door to the side.

First Floor Landing

Bedroom Two

uPVC double glazed window to the front, gas central heating radiator.

Bedroom Three

uPVC double glazed window to the rear, gas central heating radiator.

House Bathroom

Shower cubicle, low level flush WC, wash hand basin, tiled floor, part tiled walls, uPVC double glazed window to the rear.

Second Floor Bedroom One

Skylight windows to the front and rear, gas central heating radiator,

Exterior

Enclosed yard area to the rear.





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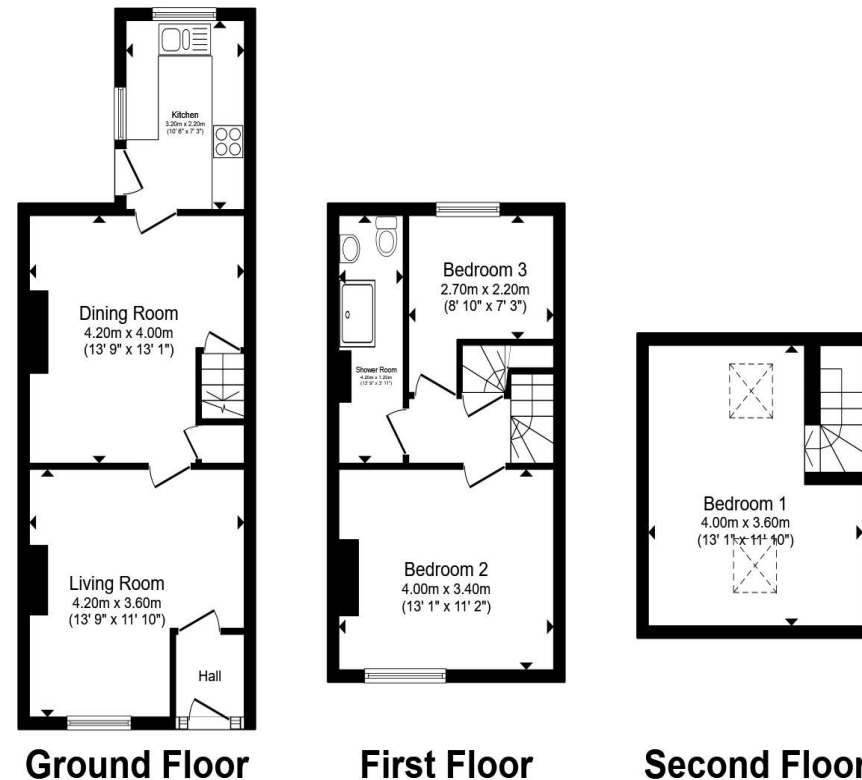
Cross Flatts Row, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ** SOLD with SITTING TENANTS **
- Three bedroom mid through terrace

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

guide price

£125,000



Total floor area 91.1 m² (980 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:
MLY112152 - 0003

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