



Woodbridge Fold, Leeds LS6 3LX

welcome to

Woodbridge Fold, Leeds

End terrace home offering two generous double bedrooms, a spacious lounge, gardens to both the front and rear. Ideally situated in a convenient location close to local amenities and transport links, making it a fantastic opportunity for first-time buyers and investors. Offered with no onward chain.



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.

Hallway

A spacious hallway with a storage cupboard and stairs leading to the first floor.

Lounge

A spacious 23 foot lounge open to the kitchen with dual aspect windows allowing a good amount of natural light to flow through. A door to the rear gives access to the garden.

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for all

other appliances.

Bedroom One

A spacious double bedroom with fitted wardrobes.

Bedroom Two

A double bedroom with fitted wardrobes.

Bathroom

Newly fitted two years ago, the bathroom comprises a bath with shower over, wc and hand basin.

Externally

To the front of the property there is a low maintenance garden with raised planters. To the rear, a decked seating area leads off the lounge with a lawn beyond.

Agents Notes

1, Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

2, The property is of non- standard construction, please seek confirmation of lending ability and liaise with your conveyancer.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- APPROX 82 SQUARE METERS (MEASUREMENT TAKEN FROM THE EPC REGISTER)

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA110131 - 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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