



Washington Terrace, LEEDS LS13 4PY

welcome to

Washington Terrace, LEEDS

We are delighted to offer this ready-to-move-into three-bedroom mid-terrace home, ideally situated in Bramley, available via modern method of auction. The property boasts a contemporary fitted kitchen, three well-proportioned bedrooms, and a stylish family bathroom. PRICED TO SELL!



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.

Washington Terrace

Located in a well-established residential area popular with families, first-time buyers and investors. Bramley offers a good range of local amenities including shops, supermarkets, schools, and leisure facilities, all within easy reach. The area benefits from strong transport links, with regular bus routes, Bramley Train Station nearby, and convenient access to Leeds city centre and major commuter routes. Green spaces such as Bramley Fall Park and nearby canal walks add to the appeal, making this a practical and well-connected place to live.

Lounge

The lounge offers lots of natural light from the main front window, flowing straight into the kitchen at the rear. With gas fireplace and gas central heating.

Kitchen

At the heart of the home is this stylish and modern kitchen, fitted with an array of worktop space and wall and base units. Useful as an additional dining area, or as an entertaining space. Conveniently within the kitchen, there is a section to the side, currently used a utility space, with plumbing in place for a washing machine.

Bedroom One

A double bedroom positioned to the front of the property. Offered with ample storage space.

Bedroom Two

A further double bedroom positioned to the rear of the property with ample floor space and neutral decor.

Bedroom Three

A single bedroom positioned to the front of the home. Currently used a bedroom, this space would also make a fantastic home office.

Bathroom

A stylish and modern three piece suite, inclusive of a bath with overhead shower, wc and sink. The slick finishes really do stand out.

External

Externally, you will find on street parking to the front and a yard area to the rear with decking. An ideal and private space to entertain.



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Washington Terrace, LEEDS

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM MID TERRACE
- STYLISH AND MODERN KITCHEN

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

guide price

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY116741 - 0002

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