



The Avenue, Scholes LEEDS LS15 4AS

welcome to

The Avenue, Scholes LEEDS

LOOKING for an INCREDIBLE detached property with enough space for all the family? Then this is THE ONE FOR YOU! Offering, THREE RECEPTION ROOMS an IMPRESSIVE MASTER BEDROOM with an en-suite AND a DRESSING ROOM, this DETACHED PROPERTY is just waiting for you to view!



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 Porch

Having the entrance door to the front aspect, and an internal door to the inner hall.

Inner Hall

With a door leading out to the rear, and stairs to the first floor landing.

Living Room

Featuring two windows to the front aspect, and patio doors leading out to the rear garden. Three central heating radiators

Lounge

Featuring a bay window to the front aspect, and patio doors leading out to the side. Feature fire place with a gas fire, surround and hearth, plus a two central heating radiator.

Dining Room

Having a window to the side aspect, and a gas central heating radiator.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with complementary work surfaces over. Includes a one and a half bowl sink and drainer with mixer tap, an electric oven with an electric hob, and a cooker hood over. Also includes an integrated dishwasher and fridge freezer, tiling to the walls, and a window to the side aspect.

Bedroom Four

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

Shower Room

Fitted with a shower cubicle, a wash hand basin, and the low level flush w.c. Also includes tiling to all visible areas, a gas central heating radiator, and a frosted window to the side aspect.

First Floor Landing

A spacious landing area with stairs rising from the ground floor and having a gas central heating radiator.

Master Suite

Featuring dual aspect windows to both the front and rear, gas central heating radiator, a door to the en-suite, and a door to the dressing room.

En-Suite

Equipped with a shower cubicle, a wash hand basin, and the low level flush w.c. Also includes a heated towel rail, and a window to the rear.

Dressing Room

A walk in wardrobe / dressing room fitted with hanging rails and shelf spaces, a gas central heating radiator, and a window to the front aspect.

Bedroom Two

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

Bedroom Three

Double glazed window to the rear aspect, gas central heating radiator, fitted wardrobes and built in storage cupboards.

House Bathroom

A generous bathroom consisting of a three piece bathroom suite which includes a bath with ornate taps and a shower head attachment, a wash hand basin set within a vanity storage unit, and the W.C. Also has tiling to all visible areas, a gas central heating radiator, and a window to the side aspect.

Exterior

Set on a generous plot, this incredible detached home offers a block paved driveway to the front allowing for off street parking, a lawn area, and some mature plants and shrubbery. To the rear is a further garden space with a continuation of the block paving which serves as a seating area, some mature planting, and a brick out building.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid £530,000
- Substantial Detached Home

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

guide price

£530,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111745 - 0007

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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 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williamhbrown.co.uk