



Alderton Crescent, Leeds LS17 5LJ

welcome to

Alderton Crescent, Leeds

A spacious three-bedroom semi-detached home featuring a stunning kitchen/diner, bright conservatory, and low-maintenance gardens. With off-street parking and set in a convenient location close to amenities, this property is perfect for comfortable modern living.



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.

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.

Hallway

with an understairs cupboard and stairs leading to

the first floor.

Lounge

A spacious, bright and airy room with ample room for furniture.

Kitchen/Diner

A fabulous kitchen and the real hub of this family home. The kitchen offers a good range of wall and base units with work surfaces incorporating a sink, drainer and hob. There is an integrated oven and spaces for a fridge freezer and washing machine. Fully glazed patio doors open to the conservatory.

Conservatory

A fabulous addition to this family home creating extra living accommodation. With glazing to three sides and patio doors opening to a paved seating area.

Downstairs Wc

Always useful to have in a busy family home with a wc and hand basin.

Bedroom One

A double bedroom with fitted wardrobes.

Bedroom Two

A double bedroom with fitted wardrobes.

Bedroom Three

A spacious single bedroom with room for free standing furniture.

Bathroom

Fitted with a four piece suite comprising a bath, corner shower cubicle, wc and hand basin.

Outside

To the front of the property there is a low maintenance pebbled garden and a driveway to the side providing off street parking. To the rear, a paved seating area leads off the conservatory with steps leading to a decked seating area and storage shed.



view this property online williamhbrown.co.uk/Property/MRT107545



welcome to

Alderton Crescent, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SPACIOUS SEMI DETACHED HOUSE
- FABULOUS KITCHEN/DINER

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MRT107545



Property Ref:
MRT107545 - 0007

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.

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 269 6226



moortown@williamhbrown.co.uk



406 Harrogate Road, LEEDS, West Yorkshire,
LS17 6PY



williamhbrown.co.uk