



St. Hildas Place, Leeds LS9 0BX

welcome to

St. Hildas Place, Leeds

Whether you're LOOKING TO INVEST or READY to FLY THE NEST, this mid terrace back to back is a FANTASTIC BUYING OPPORTUNITY FOR YOU! In need of a little TLC, this TWO BEDROOM home is arranged over THREE FLOORS and includes an ADDITIONAL cellar space! Ready to view? Call us to book your appointment!



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.

Ground Floor

Lounge

Having the entrance door to the front aspect, a double glazed window also to the front, gas central heating radiator, and a door to the kitchen.

Kitchen

Featuring a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, space for a cooker, tiling to the splash areas, and a double glazed window to the front.

First Floor

Bedroom One

Double glazed window to the front, and a gas central heating radiator.

House Bathroom

Comprising of a three piece bathroom suite which includes a bath, a wash hand basin with a wall mounted vanity storage unit above, and the w.c. Also has part tiled walls, and a frosted double glazed window to the front.

Second Floor

Bedroom Two

Having a double glazed window to the front aspect, and a gas central heating radiator.

Exterior

The property has a yard area to the front with a low wall boundary and single gated access, with steps leading up to the front door.



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St. Hildas Place, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid Terrace Back To Back
- Two Bedrooms

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

guide price

£110,000



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Property Ref:
CGT112109 - 0003

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Please note the marker reflects the
postcode not the actual property



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