



Ringwood Avenue, Leeds LS14 1AJ

welcome to

Ringwood Avenue, Leeds

A three-bedroom semi-detached home presented in ready-to-move-into condition. The property offers a driveway and garage, along with both front and rear gardens. Inside, the accommodation is spacious throughout, featuring an open-plan kitchen/diner, and an additional downstairs W/C.



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.

Ringwood Avenue Hallway

Stepping into the hallway, you'll find laminate flooring and a fitted radiator. The staircase to the left leads up to the first floor.

Lounge

The lounge is a generous size and benefits from double-glazed bay windows to the front, a fitted radiator, and coving to the ceiling.

Kitchen/ Diner

The kitchen/diner is situated at the rear of the home and benefits from two double-glazed windows that

provide plenty of natural light, along with a door leading outside. The room also includes a useful storage area for added convenience. The kitchen offers a good amount of unit space, a sink with drainer, and designated spaces for freestanding appliances. Overall, it is a good sized and practical space.

W.C

This convenient room benefits from a front-facing double-glazed window and a fitted radiator, and includes a toilet and wash basin.

First Floor Bedroom One

Located at the front of the property, this room features double-glazed bay windows and a fitted radiator. It is a good sized space and benefits from fitted units that provide additional storage.

Bedroom Two

Located at the rear, this is another well-proportioned double bedroom, benefiting from a double-glazed window, fitted radiator, coving to the ceiling, and carpeted flooring.

Bedroom Three

This is a single bedroom featuring a front double-glazed window and a fitted radiator.

Shower Room

The shower room is a good size and designed as a wet-floor space, complete with a shower, toilet, and wash basin. It benefits from two double-glazed windows and a fitted radiator, and also includes a useful storage cupboard.

Outside

The front of the property features a driveway that runs along the side of the home. The front garden is partly laid to lawn, with planted borders edging the grass. The rear garden is fully enclosed and includes a detached driveway, a paved pathway, and a lawned area.



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Ringwood Avenue, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- SEMI DETACHED

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

guide price

£225,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK109645 - 0002

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