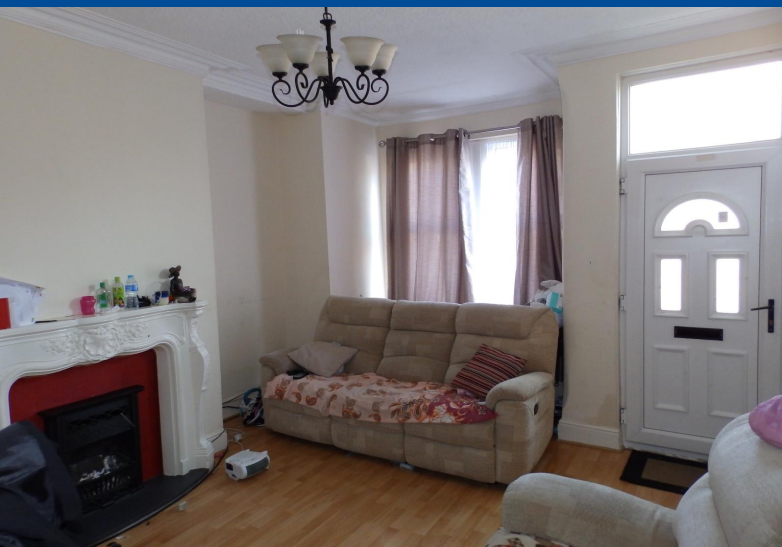




Moving is easy with...

**LINLEY &
SIMPSON**



CLIFTON AVENUE, LEEDS, LS9 6EU

For sale by Modern Method of Auction. Starting Bid Price £55,000. A two bedroom period terraced property ideal for first time buyers or investors, comprising, lounge/ diner, kitchen, cellar storage rooms, two double bedrooms and a good size bathroom with courtyard garden to the front.

Offers Over £57,000

For sale by Modern Method of Auction. Starting Bid Price £55,000. A two bedroom period terraced property ideal for first time buyers or investors, comprising lounge/ diner, separate kitchen, cellar storage rooms, first floor landing with one of the double bedrooms and a good size bathroom, on the second floor is the 2nd double dormer bedroom and outside is a front courtyard garden. The property further benefits from double glazing and gas central heating. Please call the office for full details and to arrange a viewing.

GROUND FLOOR

LOUNGE/DINING ROOM 17'5" x 12'5" (5.3 x 3.8) max

Double glazed front entrance door, double glazed bay window to front, ornate fireplace with inset living flame effect gas fire, central heating radiator and doors leading to first floor staircase and kitchen.

KITCHEN 11'5" x 5'10" (3.5 x 1.8)

Fitted wall and base units with work surfaces over, stainless steel drainer sink, gas cooker point, space for washing machine, space for fridge freezer, part tiled walls, door leading to cellar and double glazed window to front.

FIRST FLOOR

LANDING

Doors leading to bedroom one and bathroom with staircase leading to second floor.

BEDROOM ONE 14'0" x 11'2" (4.2 x 3.4)

Double glazed window to front and central heating radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, part tiled walls, double glazed window to front and central heating radiator.

SECOND FLOOR

LANDING

Door leading to bedroom two.

BEDROOM TWO 8'4" x 12'11" (2.6 x 3.9)

Double glazed dormer window to front, internal window to landing, central heating radiator, eaves and chimney recess.

OUTSIDE

FRONT GARDEN

Mainly paved with brick and fence boundaries to front, wooden access gate and steps leading to front door.

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by the West Yorkshire Auction powered by iam-sold Ltd.

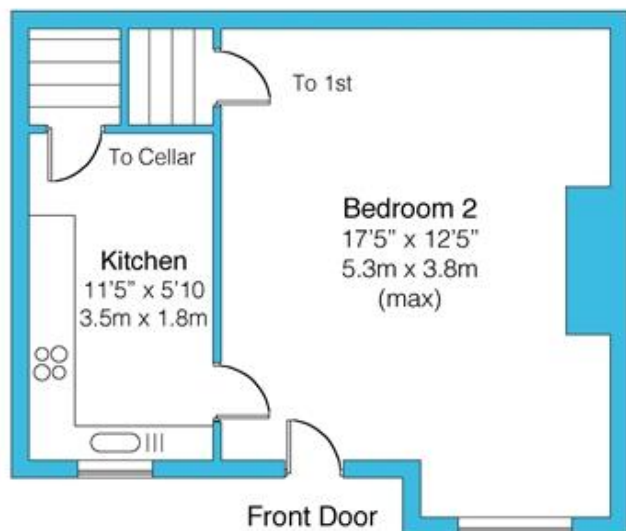




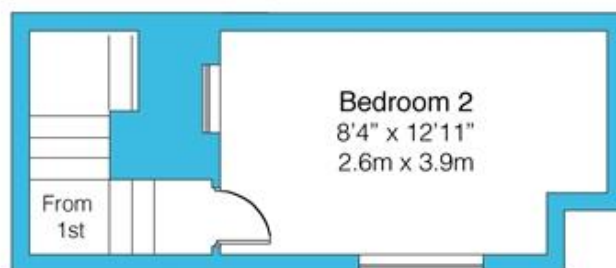
For illustrative purposes only.
Not to scale.

Approx Gross Floor Area 732.25 SQ FT / 68 SQ M

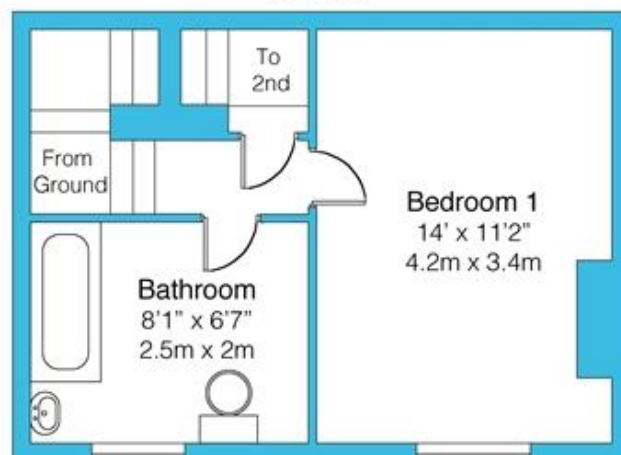
Ground Floor



2nd Floor



1st Floor



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | | (92-100) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.