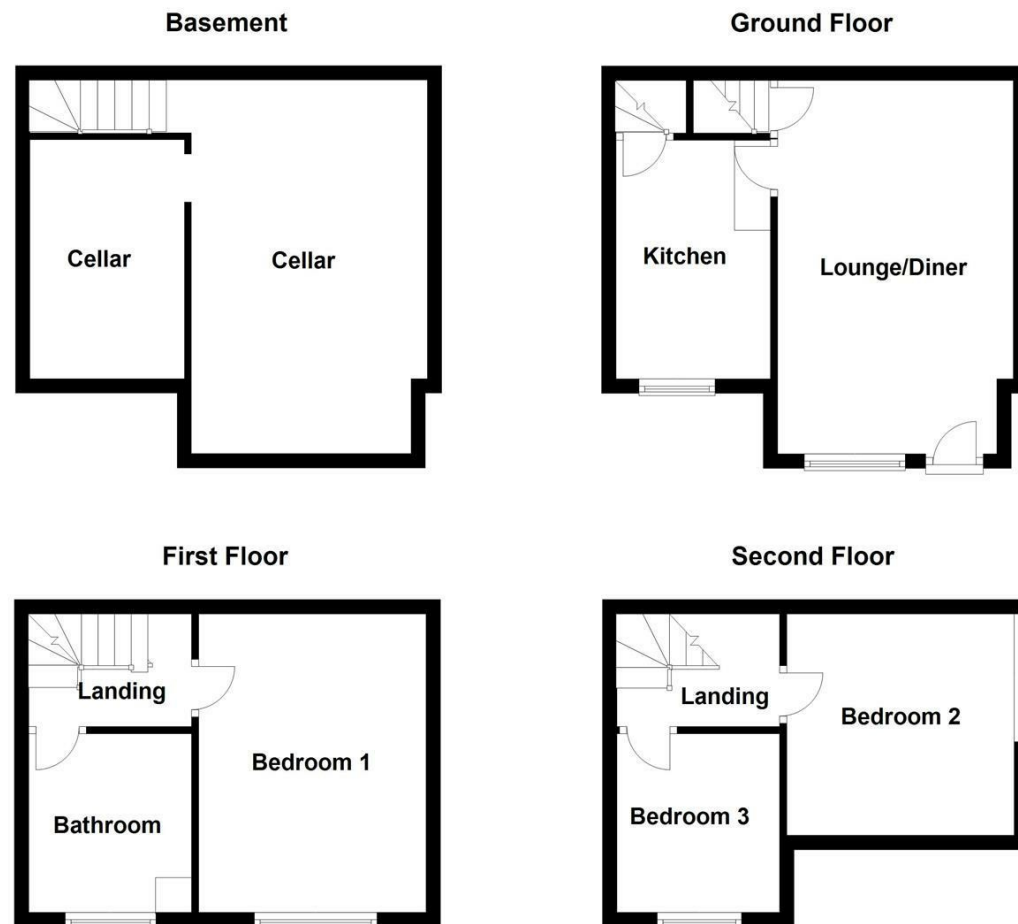




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



## 7 Copperfield Crescent, Leeds, LS9 0BS

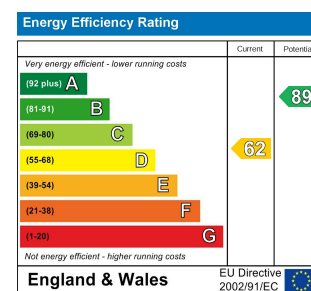
For Sale By Modern Method Of Auction Starting Bid £110,000

For sale by Modern Method of Auction; Starting Bid Price £110,000 plus reservation fee. Subject to an undisclosed reserve price. A fantastic opportunity to purchase this three bedroom end terrace property benefitting from spacious living accommodation spread over three levels and two useful cellar rooms.

With UPVC double glazing and gas central heating, the property fully comprises of lounge/diner and kitchen with access down to two additional cellar rooms on the lower ground floor. The first floor landing leads to the house bathroom/w.c. and bedroom one. A further staircase leads to the second floor which provides access to two further bedrooms. Outside to the front there is on street parking available and concrete steps to the entrance door.

The property is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Leeds city centre. Motorway links are only a short distance away, perfect for the commuter looking to travel further afield.

Ideal for a first time buyer, couple or investor. Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended. This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.



**FREE MARKET APPRAISAL**  
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**  
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**  
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**  
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



## ACCOMMODATION

### LOUNGE/DINER

16'11" x 10'8" [5.16m x 3.27m]

UPVC entrance door leads into the lounge/diner. UPVC double glazed frosted sunlight above the door and UPVC double glazed window overlooking the front aspect. Central heating radiator and door providing access to the kitchen and a further door housing the staircase leading to the first floor landing.



### KITCHEN

7'0" x 10'11" [2.14m x 3.33m]

Range of wall and base units with laminate work surface over and tiled splash back above, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, integrated oven and grill with four ring gas hob and cooker hood over. Space for a fridge/freezer, wall mounted combi condensing boiler, UPVC double glazed window overlooking the front aspect and door with stairs leading to the additional cellar rooms on the lower ground floor.

### CELLAR

10'8" x 17'0" [3.27m x 5.19m]

Opening into the second cellar room, power and light within.

### CELLAR ROOM

7'0" x 11'1" [2.15m x 3.40m]

Original coal shuttle room.

### FIRST FLOOR LANDING

Doors to the house bathroom and bedroom one. Further staircase leading to the second floor landing.

### BATHROOM/W.C.

8'2" x 7'4" [2.49m x 2.26m]

Three piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin with two chrome taps and tiled splash back and low flush w.c. UPVC double glazed window overlooking the front elevation and central heating radiator.



### BEDROOM ONE

10'4" x 13'10" [3.16m x 4.23m]

Central heating radiator with radiator cover and UPVC double glazed window overlooking the front elevation.



### SECOND FLOOR LANDING

Doors providing access to two further bedrooms.

### BEDROOM THREE

8'1" x 7'5" [2.47m x 2.28m]

UPVC double glazed window overlooking the front elevation and central heating radiator.

### BEDROOM TWO

10'2" x 10'0" [3.12m x 3.05m]

UPVC double glazed window overlooking the side elevation and central heating radiator.



### OUTSIDE

To the front of the property there is on street parking and concrete steps leading to the front door.

### AUCTIONEER'S COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the

purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase will be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

### COUNCIL TAX BAND

The council tax band for this property is A.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.