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31 Richmond Close, Bramley, Leeds, LS13 3HF

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# 31 Richmond Close, Bramley, Leeds, LS13 3HF

## Guide Price £200,000

### DESCRIPTION

FOR SALE VIA AUCTION WITH NO ONWARD CHAIN. Hunters (Selby) are delighted to be able to offer for sale this three bedroom detached home situated in Bramley. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, sitting room and kitchen/dining room to the ground floor. To the first floor bedroom with en-suite, two further bedrooms and a family bathroom. To the front of the property a driveway leads to a double garage. To the rear of the property there is a garden laid to lawn with patio area and fencing around the perimeter. Viewing com highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

### Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; D

EPC Rating : D

### AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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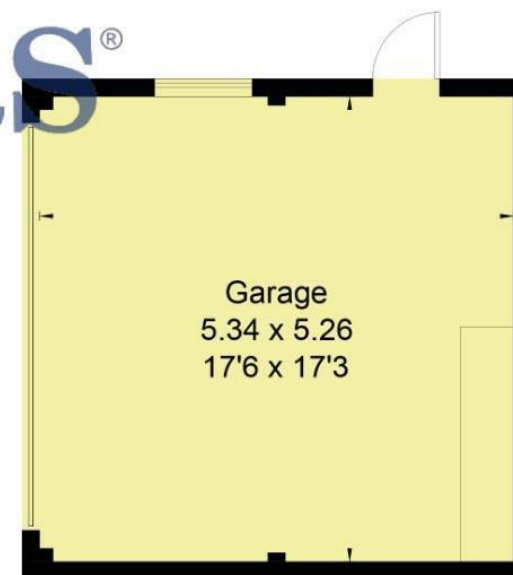
Approximate Floor Area = 81.4 sq m / 876 sq ft  
 Garage = 28.1 sq m / 302 sq ft  
 Total = 109.5 sq m / 1178 sq ft



Ground Floor



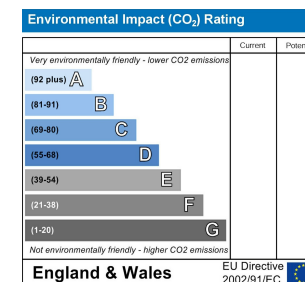
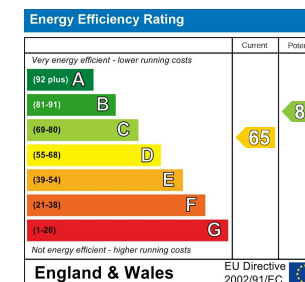
First Floor



(Not Shown In Actual  
Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94357





















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