



Montague Crescent | Garforth | LS25 2EH

£170,000

Two bedroom semi-detached bungalow | Council Tax Band C | EPC Rating E

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\*\*\*VACANT POSSESSION. NO CHAIN. SOUGHT AFTER LOCATION. REFURBISHMENT REQUIRED.\*\*\*

View, bid, buy! For sale by Modern Method of Auction; Starting Bid Price £180,000 plus Reservation Fee. (Please see agents notes for further information).

This charming bungalow, in need of renovation, is a rare gem nestled in a sought-after location with excellent public transport links and local amenities close by. Ideal for those seeking a project to create a bespoke living space, this property offers great potential.

The property comprises a spacious reception room, providing a versatile space to create a cosy lounge or a formal dining area. The bungalow also features a good sized kitchen, offering the opportunity to design a modern culinary haven according to your tastes.

With two bedrooms, there is ample space for a small family or guests to comfortably stay over. The property benefits from a shower room plus a separate WC, ensuring convenience for daily routines.

Externally, the bungalow boasts parking facilities, a valuable asset in this location and a garden where one can relax and enjoy the outdoors.

Whether you are looking to invest in a property with potential or seeking a project to make your own mark, this bungalow presents a fantastic opportunity. Don't miss out on the chance to transform this property into a beautiful home tailored to your preferences.

### Hall

PVCu double-glazed entrance door, radiator, loft hatch, cupboard and doors to rooms.

### Lounge 5.33m x 3.35m (17'6" x 11'0")

PVCu double-glazed window to the front aspect, radiator, gas fire and surround.

### Kitchen 2.69m x 3.30m (8'10" x 10'10")

Having a range of wall and base units with complementary work surfaces and splashback tiling. Sink and drainer, integrated oven, hob and extractor, plumbing for a washing machine and a PVCu double-glazed window to the front aspect.

### Bedroom 3.38m x 3.78m (11'1" x 12'5")

PVCu double-glazed window to the rear aspect with a radiator beneath.

### Bedroom 2.06m x 2.75m (6'9" x 9'0")

Radiator and sliding patio doors to the conservatory.

### Conservatory 1.75m x 2.36m (5'9" x 7'9")

Timber framed with a poly-carbonate roof and French doors to the garden.

### Shower Room

Single shower enclosure with tiling, pedestal wash hand basin, radiator and a PVCu double-glazed frosted window.

### WC

Low flush WC and a PVCu double-glazed frosted window.

### Exterior

To the front is an open garden with plants and a planter and a tarmac drive with space for three cars. The rear garden has two sheds and a pond.

### Agents notes

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 buyers solicitor. This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT.

Timescale will be subject to probate being received.

The Reservation Fee is paid in addition to purchase price and will be considered a s part o f the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through a n identification verification process with iamsold a n d provide proof of how the purchase would 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

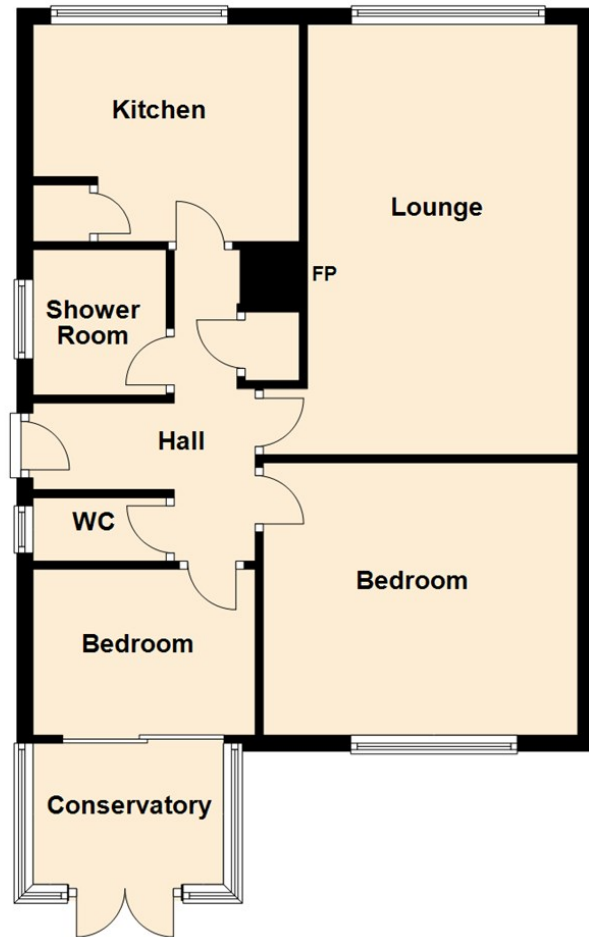
Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.





### Ground Floor

Approx. 63.4 sq. metres (682.4 sq. feet)



Total area: approx. 63.4 sq. metres (682.4 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000 [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

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