



Pinfold Rise | Aberford | LS25 3EN

Guide Price £325,000

Ext. Four Bedroom Detached Bungalow | Council Tax Band E | EPC Rating E

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*** FOUR BEDROOM DETACHED EXTENDED BUNGALOW * NO CHAIN * IN NEED OF REFURBISHMENT & MODERNISATION * LARGE CORNER PLOT ***

View, bid, buy! For sale by Modern Method of Auction; Starting Bid Price £325,000 plus Reservation Fee. (Please see agents notes for further information).

Spacious four bedroom detached bungalow for sale, located in a serene village setting with convenient motorway connections and the beauty of surrounding green spaces. This property is a hidden gem that offers a world of potential to those willing to undertake a renovation project and transform it into a dream home. A notable advantage is the lack of an onward chain, easing the buying process and the replacement flat roof to the bungalow with a 20 year guarantee (Fitted in 2016).

The property boasts four bedrooms, family bathroom, fitted kitchen, and three reception rooms. The master bedroom offers a good sized en-suite shower room. The second and third bedrooms are enhanced with built-in wardrobes, providing ample storage space.

The functional kitchen is fitted with a built-in hob and oven. The three reception rooms are an entertainer's dream, with the first one featuring large windows and a fireplace, creating a warm and inviting atmosphere. The second reception room provides direct access to the garden, perfect for hosting summer gatherings.

The property stands on a generous corner plot and benefits from a single garage, off-street parking for a number of cars, and a large garden plus a generous paved patio seating area. This bungalow offers a rare opportunity to acquire a renovation project in a desirable location. With your vision, this property could be transformed into an impressive family home. Whether you're a family looking for a project or an investor seeking a worthwhile venture, this property holds a wealth of potential.

Porch

Door to:

Lounge 4.04m max x 6.78m max (13'3" max x 22'3" max)
L shaped room 13'3" max (10'3") x 22'3" max

Two double-glazed window to front, radiator, two wall light points, coal effect fire with surround, archway to snug, door to:

Dining Room 3.96m x 4.29m (13'0" x 14'1")

Two double-glazed windows to side with side door to the paved patio area, double-glazed window to front, radiator, two wall light points.

Kitchen 3.56m max x 3.94m max (11'8" max x 12'11" max)

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine and dishwasher, built-in eye level electric double oven, five ring gas hob with extractor hood over, door to driveway.

Hallway

Door to built-in storage cupboard with gas boiler.

Family Bathroom

Fitted with three coloured suite comprising spa style corner bath with electric shower off, pedestal wash hand basin and low-level WC, tiled surround, double-glazed window to side, radiator, tiled flooring.

Bedroom 2.59m x 2.90m (8'6" x 9'6")

Double-glazed window to rear, radiator, built-in wardrobe.

Bedroom 3.68m x 3.20m (12'1" x 10'6")

Double-glazed window to rear, radiator.

Snug 3.02m x 3.18m (9'11" x 10'5")

Skylight, radiator, door to:

Inner Hallway

Door to:

Bedroom 2.67m min x 4.29m (8'9" min x 14'1")

8'9" min (16'6" max) x 14'1"

Double glazed window to side, radiator, door to:

En-suite Shower Room

Three piece suite comprising of: shower cubicle, wash hand basin and WC. Tiled surround, double-glazed window to rear, ladder style radiator.

Bedroom 2.57m x 3.23m max (8'5" x 10'7" max)

Double-glazed window to side, fitted wardrobes and radiator.

Outside

The property is situated on a large corner plot with garden areas to three sides. There is a generous paved off road parking area to the front for a number of vehicles, which leads to the side of the property and to a detached garage. The garage has an up and over door. To the side of the property, which is a large paved patio seating area and leads to the rear garden. To the rear, there is a large mainly lawned garden with a paved seating area.

Agents Note

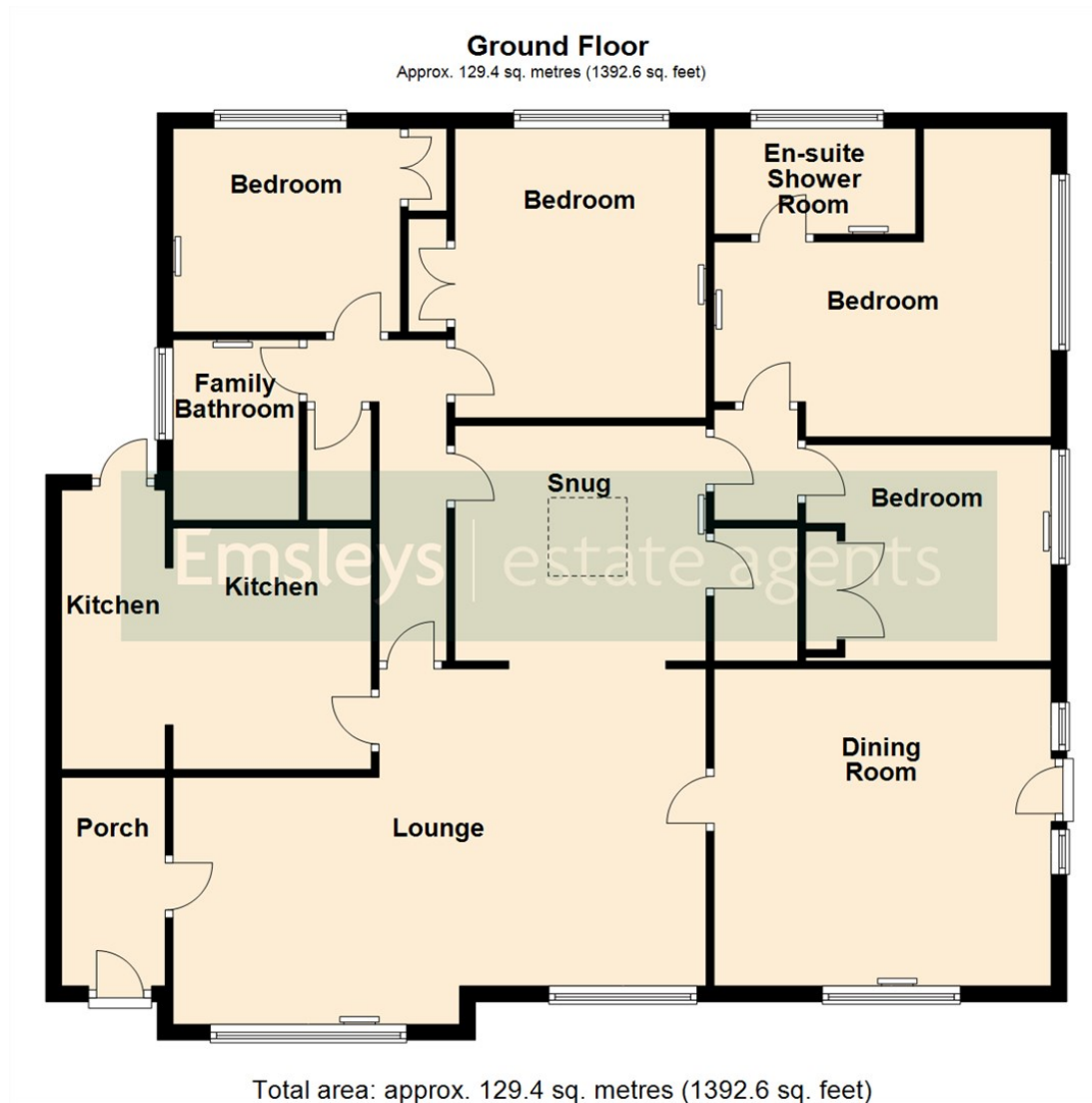
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

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.

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 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.





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

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