



Barwick Road | Garforth | LS25 2DL

Guide Price £795,000

Two Dwellings & Land | Council Tax Bands E & D | EPC Rating D & C

**Emsleys** | estate agents

\* TWO DETACHED DWELLINGS - 4 BEDROOM DETACHED HOUSE & 3 BEDROOM DETACHED BUNGALOW \* APPROX. 4.75 ACRES PLOT \* STABLES \* TWO DOUBLE DETACHED GARAGES \* IN NEED OF MODERNISATION \*

View, bid, buy! For sale by Modern Method of Auction; Starting Bid Price £795,000 plus Reservation Fee. (Please see agents notes for further information).

We are delighted to present for sale this unique opportunity in the form of a 4-bedroom detached property that requires renovation and a three bedroom detached bungalow and sits on approx. 4.75 acres plot. This property, set amidst the tranquility of green spaces and near scenic walking routes yet close to the amenities of Garforth, offers potential buyers an exciting project to transform it into the home of their dreams.

The house boasts three spacious reception rooms, offering the potential for a formal living room, a cozy family room, and perhaps a home office or study within the conservatory. The kitchen provides the perfect canvas for a modern makeover, where culinary enthusiasts can design their ideal cooking space. With four bedrooms and one bathroom, the property offers ample living space for families or those who frequently host guests.

The bungalow offers three bedrooms, master bedroom with an en-suite bathroom with spa style bath. There is a dining kitchen with access to the conservatory, lounge with views overlooking the land, shower room and useful porch. What sets this property apart are its unique features! This approx. 4.75 acres plot will provide the new owners with a substantial outdoor space for gardening, outdoor activities, or potential paddock as the property has a stable block.

Whether you're a developer looking for your next project, a family in search of a new home to make your own, or an investor seeking an exciting opportunity, this property caters to a variety of needs.

### Lowside Cottage

Four bedroom detached house.

**Porch 2.69m x 1.93m (8'10" x 6'4")**

Door to:

**Lounge/Dining Room 9.37m x 3.84m (30'9" x 12'7")**

Two double-glazed windows to front. Cast iron wood burning stove, two radiators, wooden effect laminated flooring, 8 wall light points, double door to Inner Hallway, door to:

### Conservatory

Radiator, double-glazed windows and french double doors.

**Sitting Room 3.56m x 3.63m (11'8" x 11'11")**

Double-glazed window to front, radiator.

### Inner Hallway

Stairs to first floor landing, double-glazed door to garden, door to:

**Kitchen 2.49m x 3.81m (8'2" x 12'6")**

Fitted with a base and eye level units with worktop space over, plumbing for automatic washing machine, gas point for cooker with extractor hood over, double-glazed window to side, two double-glazed windows to rear, radiator, wall mounted gas boiler.

### Landing

Double-glazed window to side, double glazed window to rear, door to:

### Family Bathroom

Fitted with four suite comprising deep bath, pedestal wash hand basin, shower enclosure and low-level WC, double-glazed window to side, double-glazed window to rear.

**Master Bedroom 4.19m x 4.24m (13'9" x 13'11")**

Double-glazed window to front, radiator and exposed beams.

**Bedroom 2 3.61m x 3.94m (11'10" x 12'11")**

Double-glazed window to side, two radiators with exposed beams.

**Bedroom 3 2.36m x 3.12m (7'9" x 10'3")**

Double-glazed window to front, radiator.

**Bedroom 4 2.31m x 3.51m (7'7" x 11'6")**

Double-glazed window to front, radiator.

### Outside

There is a driveway down to the properties and leads to turning circle and parking area. Both properties then have their own driveways, which leads to a detached double garage for each individual property. There is a large grassed area, with a stable block.

### The Curtilage

Detached three bedroom bungalow comprises of:

### Porch

Double-glazed windows to front, tiled flooring, door to:

### Inner Hallway

Tiled flooring, under floor heating, coving to ceiling, open plan archway to:

**Lounge 5.05m x 4.27m (16'7" x 14'0")**

Double-glazed windows, tiled flooring, under floor heating, coving to ceiling, french double doors to:

### Conservatory

Double-glazed windows, tiled flooring, under floor heating, double-glazed french double door to garden, door to garden.

**Kitchen/Diner 3.76m x 5.33m (12'4" x 17'6")**

Fitted with a range of base and eye level units with worktop space over, one and half bowl stainless steel sink unit with single drainer, tiled splash-backs, plumbing for automatic washing machine, built-in electric oven, built-in ceramic hob with extractor hood over, double-glazed window to rear, tiled flooring, under floor heating, door to:

### Inner Hallway

Tiled flooring, under floor heating, door to:

**Bedroom 3 3.45m x 2.24m (11'4" x 7'4")**

Double-glazed window to side, under floor heating.

**Bedroom 2 4.72m x 2.79m (15'6" x 9'2")**

Two double-glazed windows to side, under floor heating, access to loft space with pull down ladder.

### Shower Room

Fitted with three piece suite comprising shower enclosure, vanity wash hand basin with base cupboard and low-level WC, tiled flooring, under floor heating.

**Master Bedroom 3.18m x 5.26m (10'5" x 17'3")**

Two double-glazed windows to rear, under floor heating, door to:

### En-suite Bathroom

Fitted with four piece suite comprising deep spa bath with shower over, vanity wash hand basin with base cupboard and storage under, bidet and low-level WC, tiled surround, extractor fan, window to side with coloured glass blocks, heated towel rail, tiled flooring, under floor heating and recessed spotlights.

### Outside

There is a garden area to the rear of the bungalow, with a block paved patio seating area and water feature, which leads to a lawned garden area. In addition to the garden, there is a wooden cabin, which has solar panels to the roof space and a small wind turbine.

### 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.

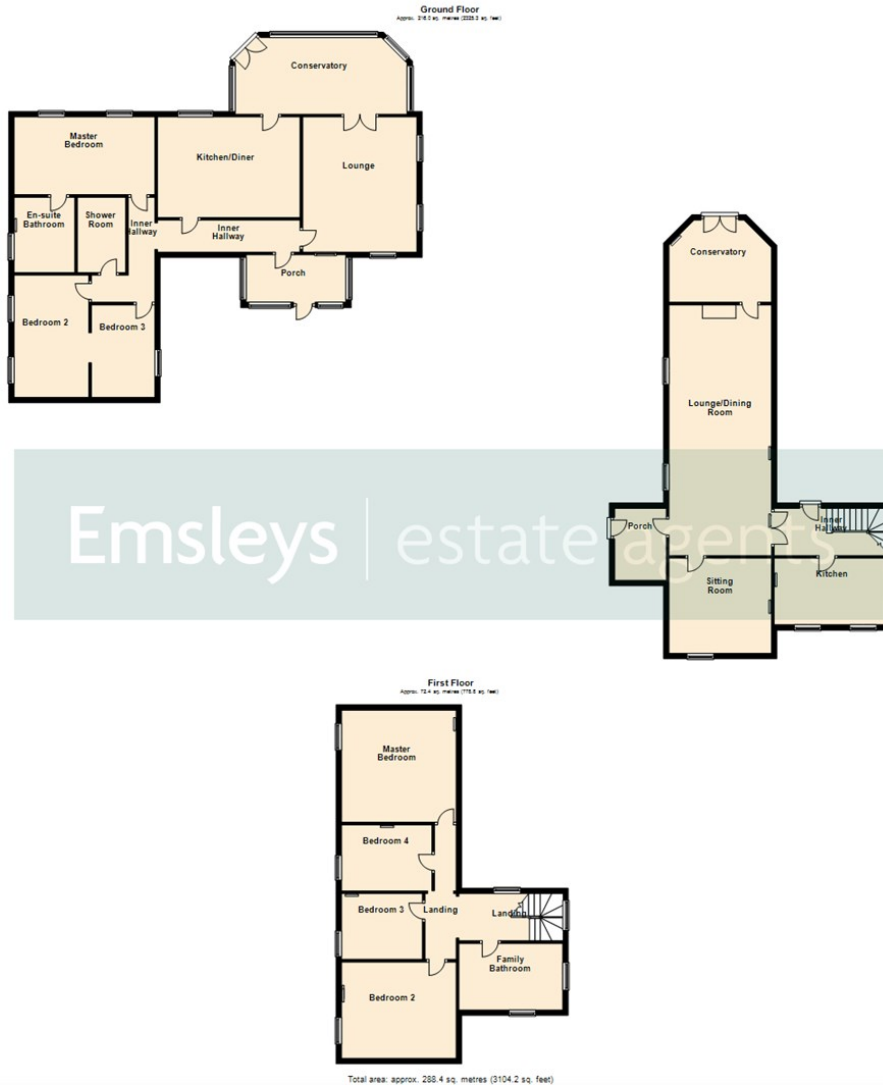
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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.

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