



Fernlea | Rothwell | LS26 0HT

Guide Price £180,000

Three bedroom semi-detached dormer bungalow | Council Tax Band C | EPC Rating TBC

Emsleys | estate agents

***RARE OPPORTUNITY. EXTENSIVE PLOT & GARDEN. TUCKED AWAY LOCATION. ***

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).

Presenting a unique opportunity to acquire a semi-detached dormer bungalow, eagerly awaiting renovation to transform it into a perfect dream home and offering a wealth of potential to a discerning buyer.

The residence comprises; three generous bedrooms, two bathrooms, a single kitchen and two reception rooms, with the option to alter back to four bedrooms and one reception room as originally built. These spaces provide ample opportunity to tailor this home to your individual preferences and family needs.

One of the most attractive aspects of this property is its situation. Nestled in a cul-de-sac, the bungalow is tucked away, yet the area boasts excellent public transport links and is in proximity to reputable schools and a range of local amenities.

For those who enjoy the outdoors, the property's position near green spaces and parks will be a welcome advantage. Additionally, it exists within a strong local community, contributing to the overall warm and friendly neighbourhood atmosphere.

Notable features of this property include a spacious garage, ample parking space and an extra large garden, offering a beautiful view of the surroundings. These unique features promise a blend of practicality and serenity, making this home a haven of convenience and tranquility. Though requiring renovation, the property is full of potential. Its location, size, and unique features make it an excellent investment opportunity. For those who value community, convenience and the chance to create their own ideal living space, this property is truly a rare find.

Ground Floor

Porch

Entrance door, single glazed windows and a glazed entrance door to the hall.

Hall

Stairs to the first floor landing, radiator and doors to the kitchen, bedroom and dining room/bedroom.

Kitchen 3.18m x 2.29m (10'5" x 7'6")

Having a range of wall and base units, co-ordinating work surfaces and splashback tiling. Sink and drainer, integrated

oven and hob, plumbing for a dishwasher and washing machine and space for a fridge/freezer. Under stairs recess and a PVCu double-glazed window to the front aspect.

Lounge 4.50m x 3.05m (14'9" x 10'0")

PVCu double-glazed window to the front aspect, radiator and an open recess to a dining room/bedroom. Previous door access from the hall is sealed up, but can easily be reverted back with the recess closed back off should someone wish to access the dining room/bedroom.

Dining Room/Bedroom 3.63m x 2.59m (11'11" x 8'6")

A former bedroom which could be easily put back to make this three bedroom property four once again, having a radiator and a PVCu double-glazed window overlooking the garden to the rear.

Bedroom 2.34m x 2.74m (7'8" x 9'0")

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

First Floor

Landing

PVCu double-glazed frosted window, loft hatch and doors to rooms. Small storage space to the eaves.

Bedroom 3.71m x 2.75m (12'2" x 9'0")

Fitted wardrobes to one wall, PVCu double-glazed window overlooking the rear garden with a radiator beneath and a door to an en-suite.

En-suite

Having a shower enclosure, low flush WC and a pedestal wash hand basin, PVCu double-glazed frosted window and a radiator.

Bedroom 2.54m x 3.38m (8'4" x 11'1")

PVCu double-glazed window to the front aspect with far reaching views towards the park. Fitted wardrobe to one wall and a radiator.

Bathroom

Comprising; a straight panelled bath with screen and shower over, pedestal wash hand basin and a low flush WC. Cupboard housing the hot water cylinder, radiator and a PVCu double-glazed frosted window.

Exterior

To the front is a small corner garden with double

wrought-iron gates opening onto the tarmac drive providing ample parking for four cars and accessing the single garage. The rear is immense in size with a flagged patio and a stone retaining wall to a lawn with trees and a boundary hedge offering excellent entertaining options.

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).

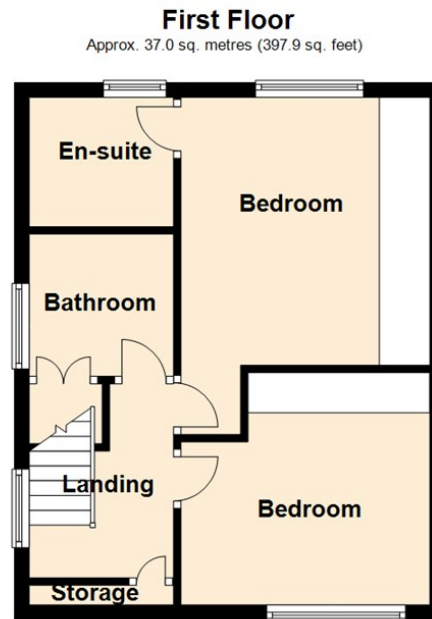
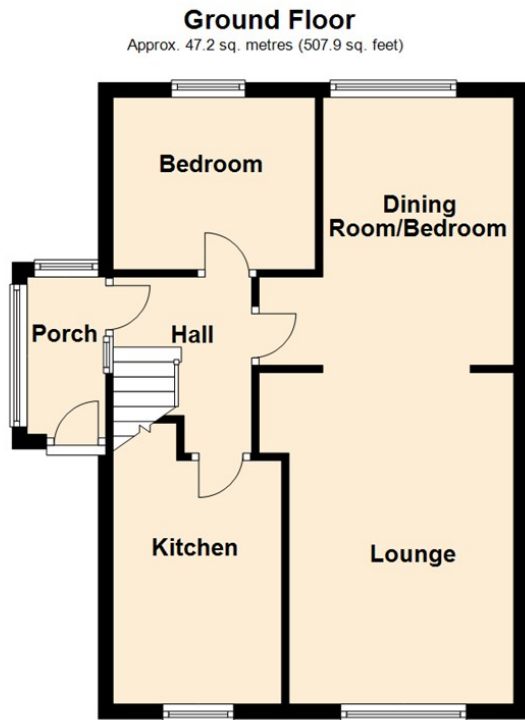
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT.

Timescale will be subject to probate being received.

The Reservation Fee is paid in addition to purchase price and will be considered 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.





Total area: approx. 84.2 sq. metres (905.9 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.



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