



Aberford Road | Oulton | LS26 8SL

By Auction £140,000

Two Bedroom Mid Terrace | EPC F | Council Tax A

**Emsleys** | estate agents

\*\*\*RARE OPPORTUNITY.\*\*\*GARDEN. TUCKED\*\*\*NO CHAIN  
\*\*\*

View, bid, buy! For sale by Modern Method of Auction;  
Starting Bid Price £140,000 plus Reservation Fee. (Please  
see agents notes for further information).

Presenting a characterful terraced property on the market  
for sale, offering a wealth of potential for the prospective  
buyer. The property has a need for renovation, providing an  
excellent opportunity for those looking to shape a home to  
their own tastes or for investors seeking to add value.

The residence comes with a well-configured layout that  
comprises of two bedrooms, one reception room, a kitchen,  
and a bathroom. The master bedroom is a spacious double  
room enveloped in natural light, while the second bedroom  
is a cosy single room also benefitting from good light  
exposure.

The bathroom houses a four-piece suite, while the open-  
plan kitchen provides a delightful dining space, perfect for  
entertaining or casual meals. The separate reception room,  
boasting high ceilings and a charming fireplace, serves as  
an ideal space for relaxation or social gatherings.

One of the unique features of this property is the high  
ceilings throughout, lending an airy feel to the interiors.  
Additionally, a garden can be found at the rear, offering an  
outdoor haven for relaxation or al fresco dining.

The property is ideally located with easy access to public  
transport links, local amenities, and good schools.  
Moreover, the strong local community spirit enhances the  
appeal of this address. This property is ideal for couples  
looking to start their journey together or investors seeking  
a promising return on investment.

## Ground Floor

### Lounge Area 3.54m x 4.03m (11'7" x 13'3")

Feature fire and surround, T.V point, double glazed window

### Kitchen/Dining Room 3.86m x 4.03m (12'8" x 13'3")

Fitted white kitchen with sink and drainer, space for cooker  
point and plumbed for washing machine. dining area

## Basement

### Cellar 2.00m x 4.03m (6'7" x 13'3")

## First Floor

### Landing 1.75m x 4.03m (5'9" x 13'3")

Door to:

### Bedroom 1 3.53m x 4.03m (11'7" x 13'3")

Double glazed window to the front elevation

### Bedroom 2 2.81m x 2.27m (9'3" x 7'5")

Double glazed window to the rear elevation

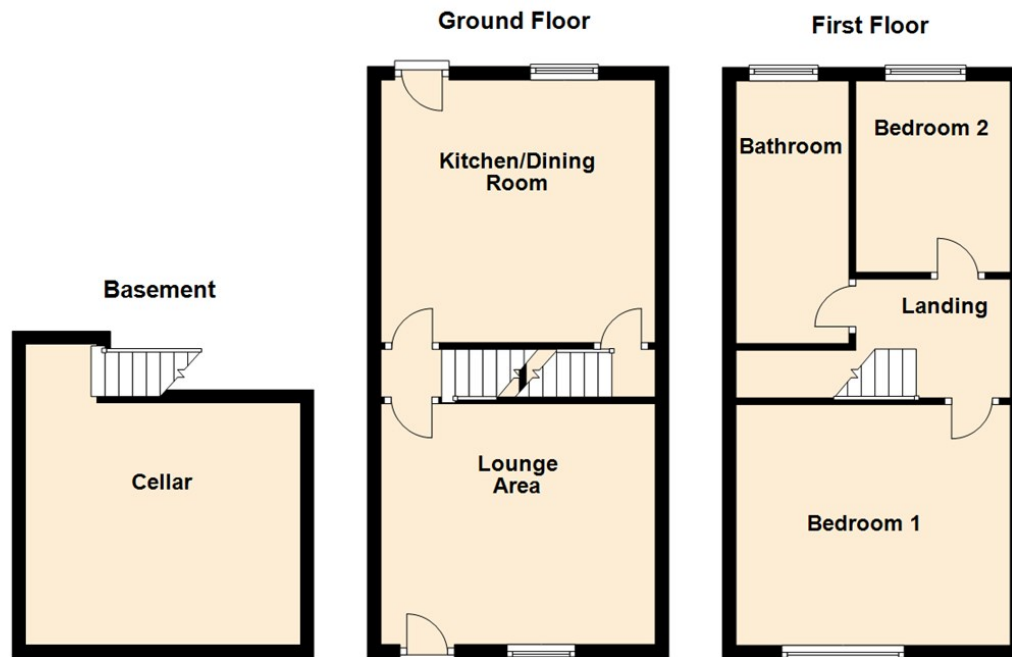
### Bathroom 3.96m x 1.66m (13'0" x 5'5")

Four piece suite bath and independent shower cubicle,  
vanity wash hand basin and low flush w.c fully tiled walls  
double glazed window.

## External

To the rear is a neat lawn area and established flower  
borders





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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