



Green Lane | Lofthouse | WF3 3QH

£245,000

Two Bedroom Detached Bungalow | EPC D | Council Tax C

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TWO BEDROOM DETACHED BUNGALOWSCOPE TO RE-CONFIGURE***NO CHAIN***

View, bid, buy! For sale by Modern Method of Auction; Starting Bid Price £270,000 plus Reservation Fee. (Please see agents notes for further information).

This immaculate detached bungalow, listed for sale, is a splendid property that combines aesthetic charm with practical design. Situated in a sought-after location, the property is conveniently placed close to public transport links.

The property boasts an open-plan layout, which includes two reception rooms and a kitchen. The reception room is separate and positioned to the front featuring large windows that allow for an abundance of natural light to filter through the room. It also comes equipped with a fireplace, perfect for cozy winter evenings. The second reception room provides direct access to the conservatory over looking the rear garden, creating a seamless indoor-outdoor living experience.

The kitchen, exhibiting a flood of natural light, is open-plan and includes a dining space. This layout not only creates a sociable cooking environment but also provides ample space for family gatherings and entertaining guests.

The bungalow is designed with two bedrooms, the master bedroom being a double, complete with built-in wardrobes. This offers a practical storage solution and contributes to maintaining a clutter-free space.

The property includes one bathroom, which, like the rest of the house, has been maintained to a high standard.

The property's unique features include off-street parking, a single garage, and a garden. These features, along with the property's condition and location, make it an ideal investment opportunity for investors or a perfect home for families.

In conclusion, this property offers a blend of comfort, style, and convenience, making it a must-see for potential buyers.

Porch

Entrance door leads into the entrance porch, a light and airy room which access into the property.

Sitting Room 4.80m x 3.02m (15'9" x 9'11")

Having double glazed bay window tot he front elevation, living flame gas fire, central heating radiator, door to.

Inner Hallway

Doors off to:

Kitchen/Dining Room 5.23m x 2.97m (17'2" x 9'9")

Having ample wall and base units, space for cooker, plumbed for washing machine, sink and drainer unit, space for fridge freezer. Two large double glazed window and side door giving plenty of natural light, space for a dining room table.

Bedroom 3.68m x 3.07m (12'1" x 10'1")

Double glazed bay window, central heating radiator, fitted wardrobes.

Bathroom 1.62m x 3.18m (5'4" x 10'5")

Comprising of a four piece suite with bath, independent shower cubicle, vanity wash hand basin and low flush W.C. tiled walls, double glazed window and central heating radiator.

Lounge/Bedroom 6.15m x 3.07m (20'2" x 10'1")

A large extended room lending itself to many uses, two double glazed windows, central heating radiator and sliding patio doors leading to:

Conservatory 2.77m x 3.40m (9'1" x 11'2")

Positioned to the rear, a light and bright conservatory over looking the rear garden,.

Garage

Attached to the property with an up and over door,

External

To the front is ample off street parking, being slightly elevated from the main road, private and enclosed by fencing making it a private out look. There is a pathway around the property which in turn leads to the rear garden with a good size paved patio and well maintained lawn garden with established borders.

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.

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 £349 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.



65 Commercial Street | Rothwell | Leeds | LS26 0QD
t: 0113 201 4040 www.emsleysestateagents.co.uk

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