



Holmsley Garth | Woodlesford | LS26 8RZ

Guide Price £300,000

Three bedroom detached | EPC Rating E | Council Tax Band D

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*****NO CHAIN***IN NEED OF SOME MODERNISATION***FAMILY HOME*****

View, bid, buy! For sale by Modern Method of Auction; Starting Bid Price £300,000 plus Reservation Fee. (Please see agents notes for further information).

Offered for sale is this detached property, seeking the discerning eye of a buyer who recognize's its potential for modernization. This home boasts three generously proportioned double bedrooms, each bountiful in natural light, making it an ideal fit for families. The master bedroom stands out with built-in wardrobes, while the second bedroom is noted for its spaciousness.

The property features a single kitchen that benefits from an abundance of natural light, enhancing the cooking experience. It is important to note that the property has one reception room, a space open for your unique interpretation and personal touch.

What sets this property apart are its unique features. An open-plan layout that breathes life into the property, a fireplace that promises warmth and comfort in colder months, and a garage for secure parking. Additionally, there is external parking available and a garden that offers a serene outdoor experience.

Location-wise, the property is situated in a quiet and peaceful neighbourhood. It boasts excellent public transport links and is proximate to local schools, making it an ideal dwelling for families with school-going children. Furthermore, it is in close proximity to local amenities, lending convenience to your everyday living.

In summary, this property offers a unique opportunity for those seeking a home they can put their stamp on. Its potential is undeniable, and with the right vision, it can be transformed into the perfect family home.

Ground Floor

Entrance Hall

Side entrance door, leading into the entrance hallway, doors off to:

Kitchen 2.61m x 2.87m (8'7" x 9'5")

Fitted with ample wall and base units, built in oven, hob and extractor. space for fridge freezer, plumbed for washing machine. double glazed windows to both aspects making this kitchen light and airy.

Dining Room 2.61m x 3.57m (8'7" x 11'9")

Double glazed window to the side and french patio doors to the rear, wood flooring, central heating radiator, stairs to the first floor

Lounge 4.41m x 3.57m (14'6" x 11'9")

Open plan to the front elevation, feature fire and surround, double glazed bay with to the front elevation. T.V point.

Bedroom 3 3.05m x 2.87m (10'0" x 9'5")

Double glazed window to the front elevation, central heating radiator, wooden flooring

First Floor

Landing

Bedroom 1 4.42m x 2.86m (14'6" x 9'5")

Ample fitted wardrobes, central heating radiator, duel aspect double glazed windows.

Bedroom 2 2.76m x 3.58m (9'1" x 11'9")

Central heating radiator, duel aspect double glazed windows.

Bathroom 1.90m x 2.05m (6'3" x 6'9")

Comprising of a three piece suite, bath with shower over and glass screen, low flush W.C, vanity wash hand basin. Tiled walls, central heating radiator and double glazed window to the side aspect,

External

To the front is a neat lawn garden with established borders, driveway leading tot he detached garage. To the rear is a patio which in turn leads to a good size rear. Side garden due to the property been situated on a generous corner plot.

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.

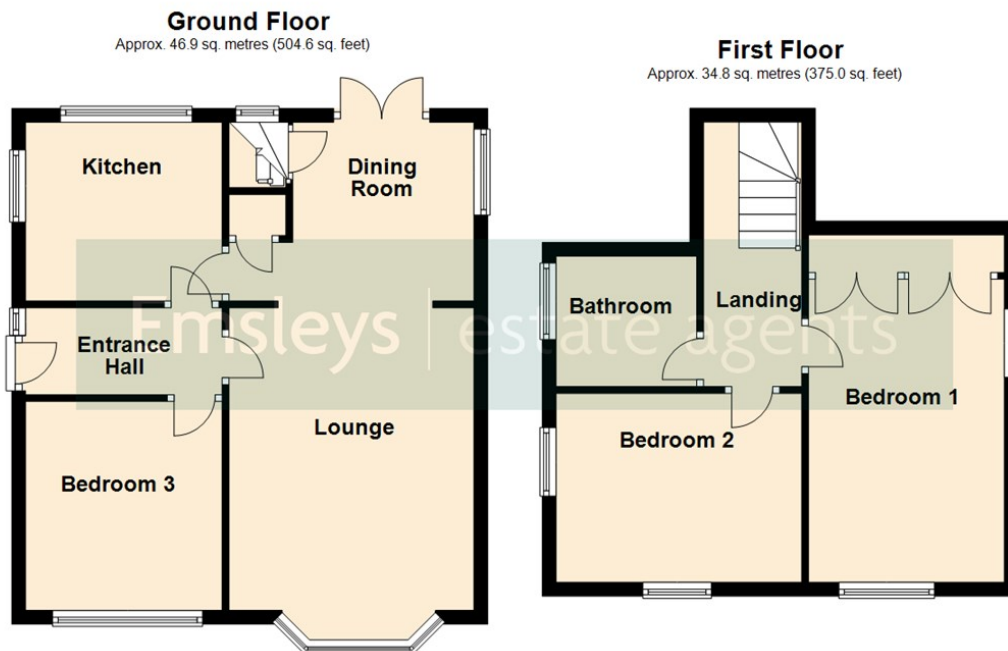
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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 £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.





Total area: approx. 81.7 sq. metres (879.6 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.



65 Commercial Street | Rothwell | Leeds | LS26 0QD

t: 0113 201 4040 www.emsleysestateagents.co.uk

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