



Aberford Road | Woodlesford | LS26 8LG

Guide Price £155,000

Three bedroom Terrace | EPC E | Council Tax B

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\*\*\*THREE BEDROOM MID TERRACE\*\*\*NO CHAIN\*\*\*IN NEED OF MODERNISATION\*\*\*

View, bid, buy! For sale by Modern Method of Auction; Starting Bid Price £170,000 plus Reservation Fee. (Please see agents notes for further information).

This terraced property, now available for sale, represents an opportunity for first-time buyers, investors, or families who wish to put their personal touch on a home that requires modernisation. Boasting an array of unique features such as fireplaces in both reception rooms, this property provides a warm and welcoming atmosphere.

The residence comprises three generously proportioned double bedrooms. The third bedroom particularly stands out due to its built-in wardrobes, offering ample storage space. The property includes a wet room, which is a practical and contemporary addition to the house.

The property offers two reception rooms, both featuring fireplaces, creating cosy spaces for relaxation. One of these reception rooms is separate, providing a quieter, more private area for those who desire it. In addition, a fitted kitchen awaits the culinary enthusiast who relishes in the opportunity to modernise and personalise the space.

An added advantage is the sunroom, a lovely area that invites a wealth of natural light and offers a perfect spot for unwinding or entertaining.

Located in a sought-after area with excellent public transport links and local amenities within easy reach, this property offers not only a home but also a lifestyle.

Overall, this property has the potential to become a delightful home with its characterful features and fantastic location. It awaits a buyer who can appreciate its charm and inject a new lease of life into it.

## Ground Floor

### Lounge 3.28m x 4.28m (10'9" x 14'1")

Double glazed entrance door and window, central heating radiator, feature fire and surround, door to:

## Hallway

Stairs to the first floor

### Dining Room 4.18m x 4.28m (13'9" x 14'1")

Feature fire and surround, built in cupboard, central heating radiator, double glazed window and open to:

### Kitchen 2.33m x 2.05m (7'8" x 6'9")

With wall and base units, built in oven, hob and extractor over, sink and drainer unit, plumbed for washing machine, double glazed window and side door to:

## Sun Room

Sliding patio door to the rear yard.

## First Floor

## Landing

### Bedroom 1 3.29m x 4.28m (10'10" x 14'1")

Double glazed window to the front, central heating radiator

### Bedroom 2 3.33m x 3.37m (10'11" x 11'1")

Double glazed window to the rear, central heating radiator

### Wet Room 2.31m x 2.03m (7'7" x 6'8")

Wet room with shower and curtain, vanity wash hand basin and low flush W.C fully tiled walls, central heating radiator and double glazed window

## Second Floor

### Bedroom 3 5.79m x 4.28m (19'0" x 14'1")

A large bedroom with two skylights, built in wardrobes, housing the central heating boiler.

## External

To the front there is a small buffer garden and to the rear is a small yard. There is a garage that is currently rented via Leeds city council and is £72 every 6 months. We have been made aware this can be transferred to the new owner should it be required. Please confirm details with your solicitor.

## 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.







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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