



Queensway | Rothwell | LS26 0ND

Guide Price £150,000

Three bedroom semi-detached | Council Tax Band A | EPC Rating D

Emsleys | estate agents

VACANT POSSESSION. NO CHAIN. SUPERB OPPORTUNITY. SOUGHT AFTER LOCATION.

View, bid, buy! For sale by Modern Method of Auction; Starting Bid Price £150,000 plus Reservation Fee. (Please see agents notes for further information).

Introducing an excellent opportunity for those seeking a property project in a desirable location. This semi-detached property, currently available for sale, offers an abundance of potential for those with a vision to modernise and personalise.

The property comprises three bedrooms, a bathroom, a kitchen, utility/WC and one reception room. While the property requires modernising, this does provide an ideal canvas for buyers to create their dream home tailored to their specific tastes and requirements.

Notably, the property is in a highly sought-after location. It benefits from being within close proximity to excellent public transport links, which ensures easy commuting. Furthermore, the property is within short distance of local amenities, adding to the convenience of this location. For families, the nearby reputable schools are an additional attractive aspect of this property's location.

One of the unique features of this property is the availability of parking for one car, a feature seldom found in such prime locations. In addition, there is a large garden space that offers potential for landscaping or creating an outdoor living area, ideal for those who enjoy entertaining or entertaining outdoors.

In summary, this semi-detached property presents an excellent opportunity for those seeking a project. With its ideal location close to transport links, schools, and local amenities, coupled with unique features like parking and a garden, this property is poised for transformation into a beautiful family home. The potential is limitless, and the rewards could be exceptional for the right buyer.

Ground Floor

Hall

PVCu double glazed window to side, radiator, stairs, PVCu part glazed entrance door to front.

Lounge 4.24m x 3.63m (13'11" x 11'11")

PVCu double glazed window to front aspect, radiator, coving to ceiling. Fireplace and gas fire.

Kitchen 2.54m x 3.66m (8'4" x 12'0")

Fitted with a matching range of base and eye level units with laminate round edged worktops, stainless steel sink unit with single drainer and taps with tiled splashbacks, PVCu double glazed window to rear aspect, radiator, vinyl flooring, entrance door to side, store cupboard and door to hall.

Side porch

PVCu double glazed entrance door, door to utility, store and kitchen.

Utility/WC 1.60m x 1.85m (5'3" x 6'1")

PVCu opaque double glazed window to rear aspect.

First Floor

Landing

PVCu double glazed window to side aspect, loft hatch and doors to rooms.

Bedroom 1 3.26m x 3.07m (10'8" x 10'1")

PVCu double glazed window to front aspect, radiator, double door to walk in wardrobe and fitted wardrobes.

Walk-in Wardrobe 1.27m x 1.80m (4'2" x 5'11")

PVCu double glazed window to front aspect.

Bedroom 2 3.00m x 3.01m (9'10" x 9'11")

PVCu double glazed window to rear aspect, radiator, double door to storage.

Bathroom

PVCu opaque double glazed window to rear aspect, radiator, double door to store, straight panelled bath, pedestal wash hand basin and low flush WC. Shower over bath.

Exterior

Set on a large plot with gated access to off road parking at the front, lawn area to the side opens onto a large lawned rear garden with shed.

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.

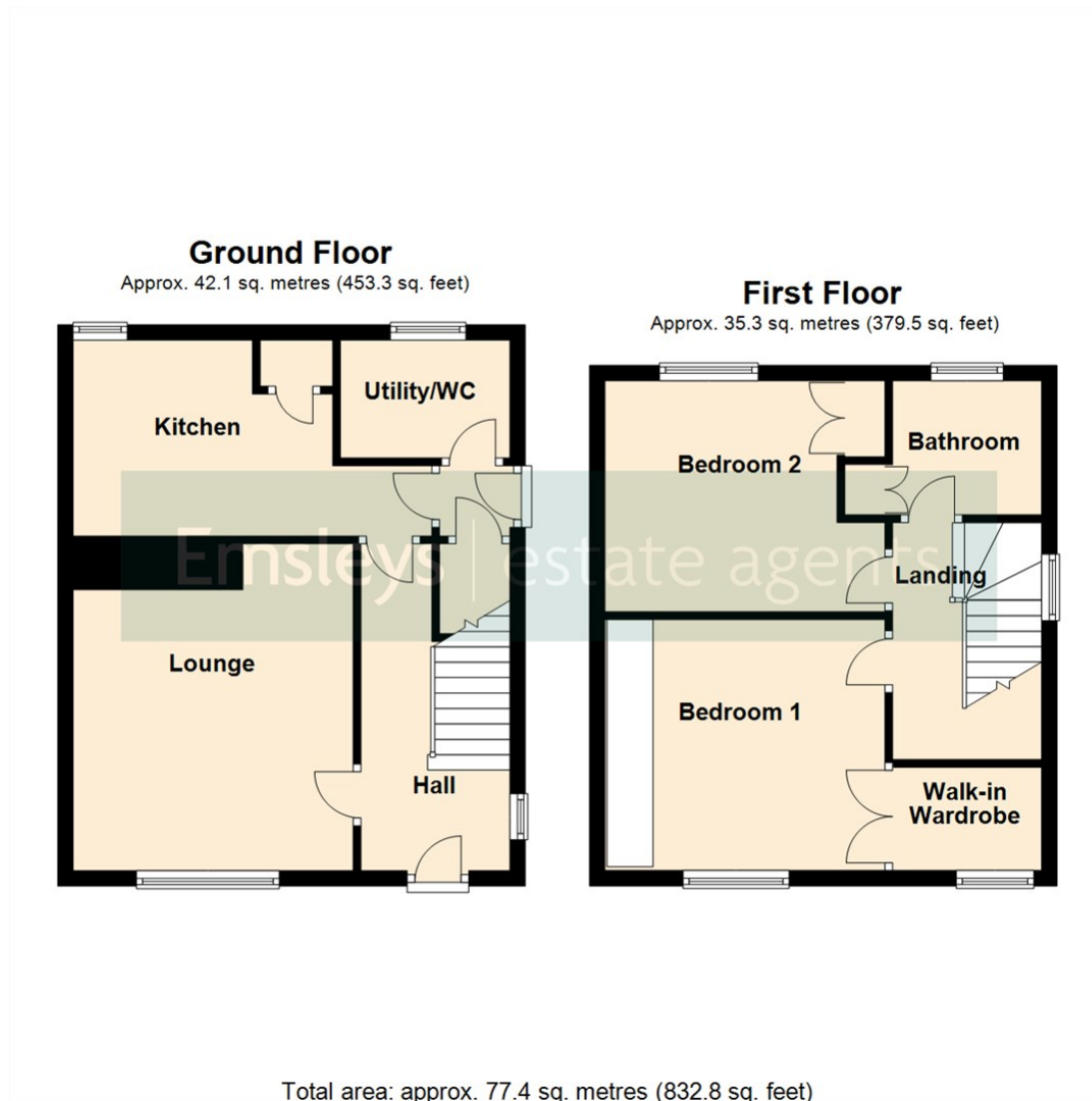
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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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