



Willans Avenue | Rothwell | LS26 0NF

Guide Price £165,000

Two Bedroom Semi | EPC | Council Tax B

Emsleys | estate agents

VACANT POSSESSION & NO CHAIN. DEMAND EXPECTED TO BE HIGH.CLOSE TO AMENITIES.***

View, bid, buy! For sale by Modern Method of Auction; Starting Bid Price £165,000 plus Reservation Fee. (Please see agents notes for further information).

For sale - a semi-detached house brimming with potential, situated in a highly sought after location. This property is ideal for first-time buyers looking to make their mark, as well as investors searching for a project with a promising return.

The property comprises two generously sized double bedrooms, a versatile reception room, a kitchen with dining space, and bathroom fitted with a three-piece suite. Although in need of modernising, the property's current condition offers a blank canvas to create your dream home.

The reception room is a standout feature of the house, boasting large windows that allow natural light to flood the space, creating a bright and inviting living area. It also benefits from a charming fireplace, which could serve as a striking centrepiece.

The kitchen is equipped with plenty of natural light, providing an excellent setting for cooking and dining.

The bathroom is a practical space, fitted with a three-piece suite.

This house is not without its unique features. There's a fireplace for cosy evenings in and a garden for outdoor enjoyment. Plus, the added convenience of parking facilities makes this property a truly attractive proposition.

Lastly, the property benefits from a conservatory, providing an additional area to relax and enjoy the garden views regardless of the weather. There is a detached garage

Situated near public transport links and local amenities, this house offers not just a home, but a lifestyle. Don't miss out on this opportunity to create a home tailored to your tastes and needs in this coveted location.

Ground Floor

Entrance Hall 2.78m x 1.75m (9'1" x 5'9")

Side entrance door leads into the entrance hallway with stairs leading to the first floor, doors off to:

Lounge 3.36m x 4.50m (11'0" x 14'9")

Feature fire with surround, T.V point, two double glazed windows, central heating radiator.

Kitchen 2.78m x 2.65m (9'1" x 8'8")

Fitted kitchen with base units, sink and drainer unit, built in oven, hob and extractor over, plumbed for washing machine, space for fridge freezer, space for dining room. sliding patio doors.

Conservatory 2.96m x 2.95m (9'9" x 9'8")

Set to the rear of the property, pitched roof and french doors leading out to the rear garden

First Floor

Landing 3.47m x 1.68m (11'5" x 5'6")

Two double glazed windows.

Bedroom 1 3.50m x 2.72m (11'6" x 8'11")

Double glazed window, central heating radiator.

Bedroom 2 2.78m x 2.72m (9'1" x 8'11")

Double glazed window, central heating radiator.

Bathroom 2.09m x 1.68m (6'10" x 5'6")

Three piece suite, bath, vanity wash hand basin and low flush W.C tiled walls, double glazed window.

External

Small front garden and off street parking. Timber rear gate, Paved area to the rear and a large rear garden. There is a detached garage

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.

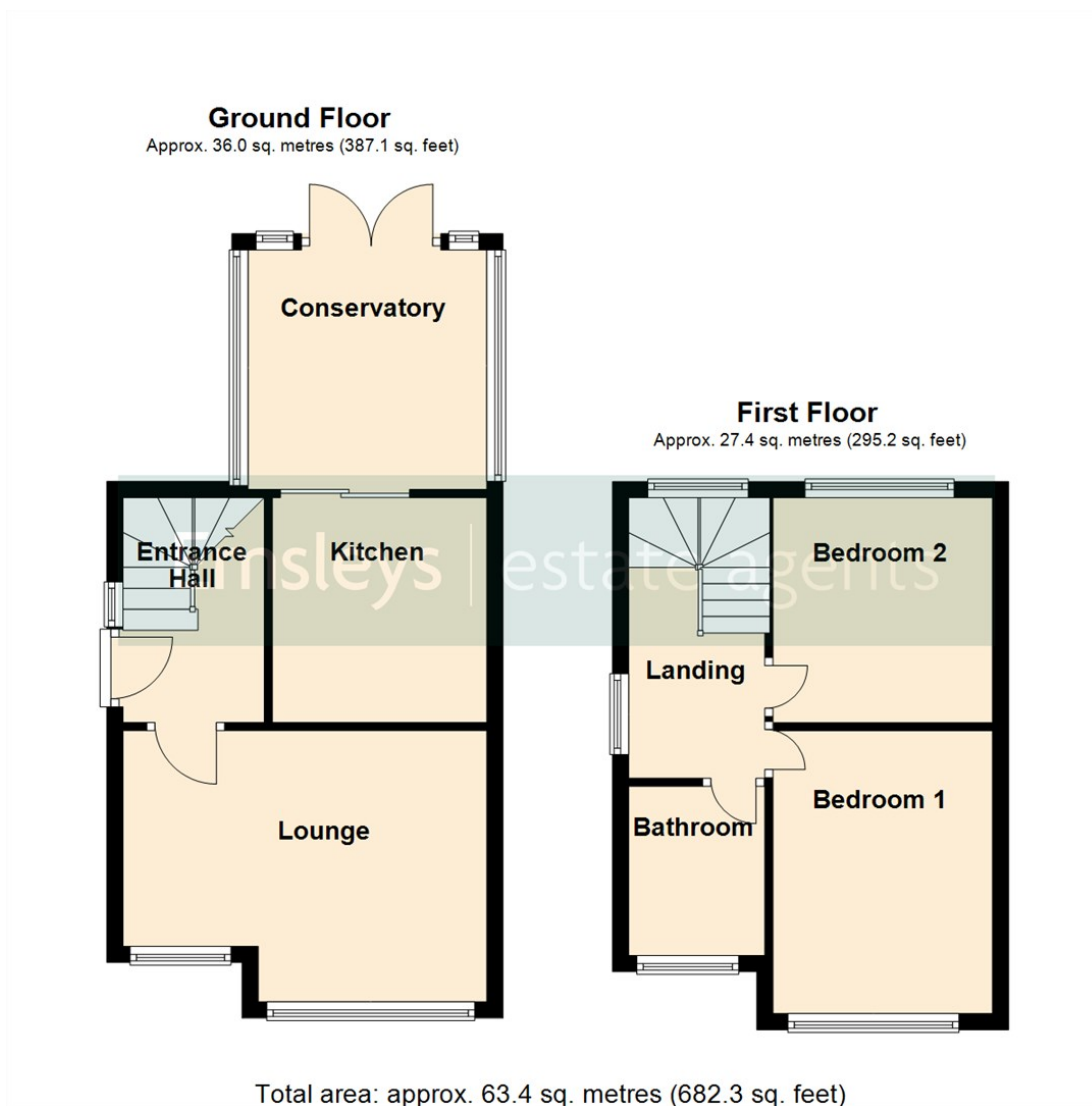
The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the 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.

N.B

There is a new boiler fitted





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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