



Wood Drive | Rothwell | LS26 0UP

£75,000

One Bedroom Flat | EPC C Council Tax A

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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 £75,000 plus Reservation Fee. (Please see agents notes for further information).

This delightful ground floor flat is now available for sale and presents an excellent opportunity for first-time buyers and investors. The property is in good condition, ready for immediate occupancy. The flat comprises of one spacious reception room, a fitted kitchen bathed in natural light, a comfortable bedroom and a wet room.

The kitchen has been designed to a good standard, offering all the amenities necessary for modern living. The reception room is a cosy haven, perfect for quiet relaxation. The bedroom is a tranquil retreat, offering a peaceful space for rest and rejuvenation. The wet room is well-maintained, functional, and aesthetically pleasing.

A standout feature of this property is the inclusion of private parking and a single garage, an advantage in the area, providing security and convenience for vehicle owners. Another unique feature is the large garden. This outdoor space offers a private haven for you to enjoy the tranquillity of outdoor living.

The flat is ideally situated with excellent public transport links and local amenities close by. For those who enjoy the great outdoors, there are walking routes within a stone's throw of the property.

In conclusion, this flat is an excellent choice for those looking to get their foot on the property ladder or seeking a valuable investment opportunity. With its prime location, unique features, and excellent condition, it is sure to be snapped up quickly.

Kitchen 3.86m x 1.67m (12'8" x 5'6")

Fitted wall and base units, with contrasting counter tops, tiled splash back, space for cooker, four ring hob, with extractor over, plumbed for washing machine and space for fridge freezer, sink and drainer unit. Double glazed door and window,

Living Room 5.23m x 3.73m (17'2" x 12'3")

This L shaped room is light and bright with T.V point, central heating radiator, double glazed window and door to:

Porch

Double glazed entrance door and side window.

Inner Hallway 2.74m x 0.89m (9'0" x 2'11")

Door to storage cupboard and door to:

Bedroom 1 3.02m x 2.95m (9'11" x 9'8")

With fitted wardrobes, central heating radiator, double glazed window to front.

Wet Room 1.63m x 1.96m (5'4" x 6'5")

Having a walk in wet room with shower and curtain, vanity wash hand basin and low flush W.C.

External

On entering the property there is a large lawn garden to two sides. There is parking with a single garage in a block. To the front is a small lawn garden and beautiful views.

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.

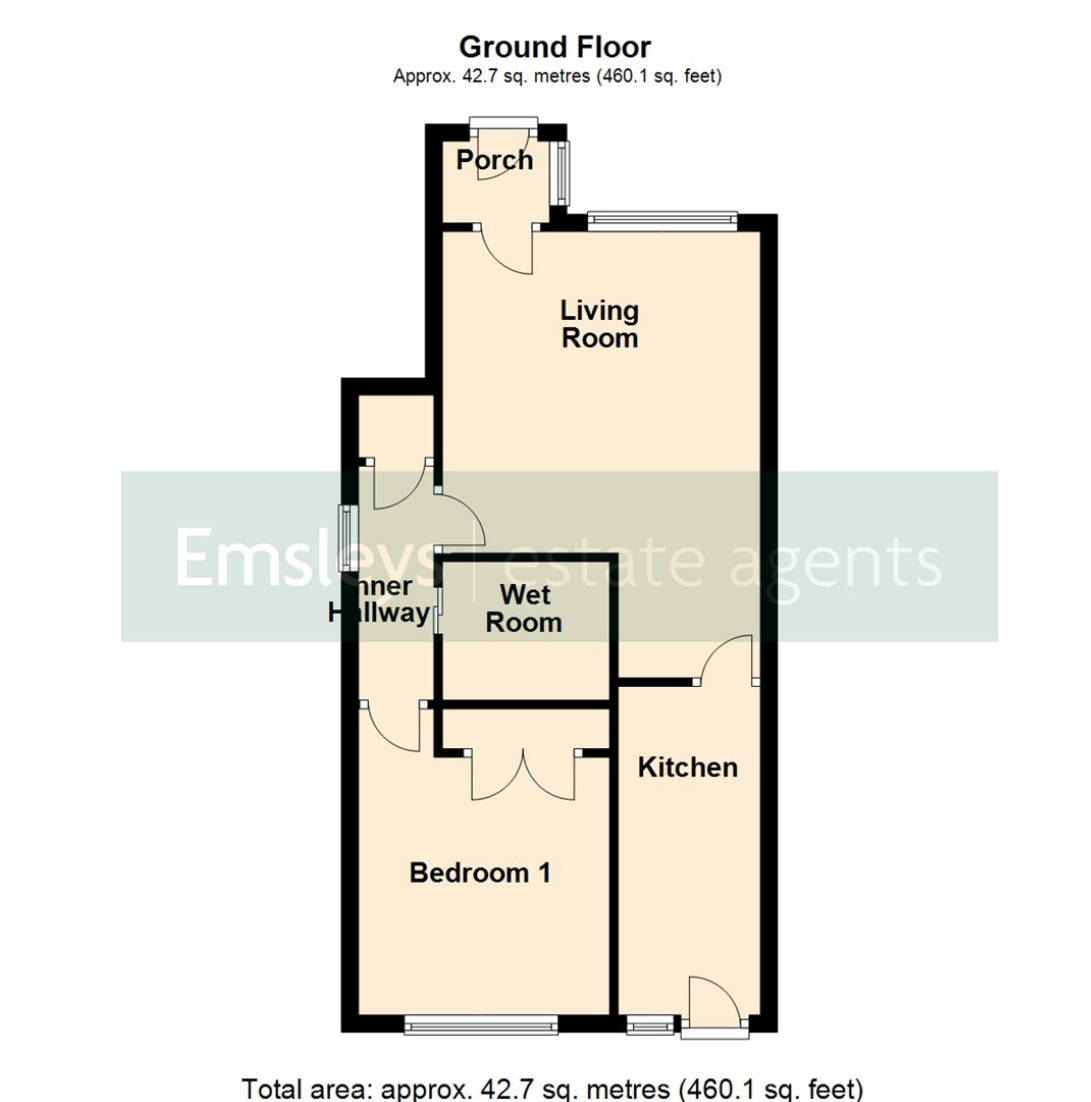
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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 a s p a r t o f t h e chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through a n identification verification process with iamsold a n d 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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