



Leeds Road, Methley Leeds LS26 9EQ

welcome to

Leeds Road, Methley Leeds

DREAM of MOVING TO METHLEY? With a starting bid of £220,000 could this be the one for you? With THREE BEDROOMS, this semi detached property is for sale by the MODERN METHOD of Auction and includes gardens to both the front and rear, a CONSERVATORY, driveway and a GARAGE!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Having an entrance door to the front aspect and an opening to the entrance hall.

Entrance Hall

With a double glazed window to the side aspect, an under stair pantry with a window to the side and stairs to the first floor landing.

Side Entrance Porch

Having a double glazed entrance door to the side, a

double glazed window to the front, gas central heating boiler and an opening to the kitchen.

Kitchen

9' 4" max x 10' 4" max (2.84m max x 3.15m max)
Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a stainless steel sink and drainer, a double oven, gas hob and a cooker hood over. Plumbing for a washing machine, space for a fridge freezer and a gas central heating radiator. Double glazed window to the rear.

Lounge / Diner

13' 5" max x 23' 9" max (4.09m max x 7.24m max)
With a double glazed window to the front aspect, a feature fire place with an electric fire, three gas central heating radiators and a door leading through to the conservatory.

Conservatory

7' max x 7' 1" max (2.13m max x 2.16m max)
Of Upvc construction with double glazed windows to the rear and sides with a door to the side.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side and a gas central heating radiator.

Bedroom One

11' 10" max x 13' 2" max (3.61m max x 4.01m max)
Double glazed window to the front aspect, built in cupboard and a gas central heating radiator.

Bedroom Two

10' 4" max x 10' 11" max (3.15m max x 3.33m max)
Double glazed window to the rear and a gas central heating radiator.

Bedroom Three

8' 5" max x 9' 4" max (2.57m max x 2.84m max)
Double glazed window to the front aspect, a built in storage cupboard and a gas central heating radiator.

House Bathroom

Equipped with a corner bath and an electric shower over, a wash hand basin set within a vanity storage unit, heated towel rail and a double glazed window to the rear.

W.C

A separate W.C with a double glazed window to the side aspect and the w.c.

Exterior

Set on a good size plot this home features a block paved driveway and a lawned garden to the front with some mature plants and shrubbery, plus access to the detached garage.

To the rear is a low maintenance, enclosed garden space with a patio area and pout door tap.

Garage

A detached garage with an up and over door, power, lighting and a window to the side.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid £220,000
- Semi Detached Home

Tenure: Freehold EPC Rating: D

guide price

£220,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CAF112516 - 0007

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