



Lower Mickletown, Methley Leeds LS26 9AW

welcome to

Lower Mickletown, Methley Leeds

FOR SALE by Modern Auction with a starting bid of £150,000 this is an INCREDIBLE opportunity to buy your first home or your next investment! In need of some TLC, this mid terrace has GOOD SIZE living accommodation throughout and includes GARDENS to both the front and rear PLUS a separate 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.

Lounge

12' 5" max x 11' 4" max (3.78m max x 3.45m max)
Having the entrance door to the front aspect and a double glazed window also to the front, and a gas central heating radiator.

Dining Kitchen

12' 5" max x 12' 4" max (3.78m max x 3.76m max)
Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes an electric oven and an electric hob and tiling to the splash areas, plumbing for both a washing machine a dishwasher, and a fridge freezer. Useful under stair storage cupboard, the gas central heating boiler plus a window and a door to rear.

Bedroom Two

11' 6" max x 12' 4" max (3.51m max x 3.76m max)
Double glazed window to the front aspect and a gas central heating radiator.

Bedroom Three

7' 8" max x 6' 6" max (2.34m max x 1.98m max)
Double glazed window to the rear and gas central heating radiator.

Shower Room

Equipped with a shower cubicle, a wash hand basin set within a vanity storage unit and a low level flush w.c. Gas central heating radiator, ceiling spotlights and a double glazed window to the rear.

Bedroom One

13' 1" max x 12' 5" max (3.99m max x 3.78m max)
Set to the attic and having a window to the front aspect, built in storage to the eaves and a gas central heating radiator.

Exterior

Externally the property has a garden space to the front with an artificial lawn and double gated access while to the rear is an enclosed garden space with decking, an artificial lawn and a single access gate.

The property also includes a separate detached garage.



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Lower Mickletown, Methley Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid Terrace Home
- Three Bedrooms

Tenure: Freehold EPC Rating: D

guide price

£150,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CAF112223 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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