



Garforth House Selby Road, Garforth Leeds LS25 1LP

welcome to

Garforth House Selby Road, Garforth Leeds

William H Brown are PROUD to present to the market this NINE bedroom; with EIGHT en-suites, FIVE reception rooms, LARGE and welcoming RECEPTION room, fully DETACHED home for sale NOW. Garforth House is a 1850s built property and is a rare opportunity, DO NOT MISS OUT! Call us now on 0113 260 0945.



Garforth House is a beautiful 1850s build, a stunning example of period properties of that era, boasting of high ceilings, 3 storage cellars, 9 bedrooms; 8 en-suites, 5 reception rooms all across four floors, exposed wood flooring, balconies. This property really is a masterpiece of the 1850s and is ready for new owners to make their mark on this property with opportunities for modernisation and refurbishment. The accommodation comprises in brief of a large welcoming reception hallway with a mahogany newel post and cast-iron fireplace, ground floor bathroom, formal lounge, sitting room, dining room, separate W/C, utility room, conservatory which overlooks to the beautiful scenic rear garden. There is access to the cellar which offers a three valued chambers. To the first floor there is landing giving access to 7 bedrooms; 5 en-suites, a house bathroom with a separate W/C, one bedroom benefits from a kitchen area and en-suite shower room. To the second floor, there area two bedrooms one with a separate kitchen area and a balcony perfect for those summer mornings, and one bedroom with a lounge area, kitchen and an en-suite bathroom.

Externally, this property benefits from a graveled driveway providing off-street parking for several cars and having double gates access. To the rear, there is a lawn garden with a tarmac terrace. The rear garden is perfect for summertime entertaining and benefits from a mesmerising vistas that capture the pure essence and beauty of nature.



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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.

Ground Floor

Reception Hall

Bathroom

Ballroom/Reception Room

20' 6" x 17' 10" (6.20m x 5.44m)



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- APPROX - 473.4 SQ.METRES (5096.1 SQ.FEET)
- 9 BEDROOMS. 8 EN-SUITES

Tenure: Freehold EPC Rating: E

guide price

£550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT110157 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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