

Kora Haley

From: Leah Sutcliffe
Sent: 22 August 2025 15:39
To: Kora Haley
Subject: FW: 112 Woodlsey road

Offers over 325k

Leah Sutcliffe
Branch Manager



1a Arndale Centre, Leeds, West Yorkshire, LS6 2UE

T 0113 278 5337



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and the Association of Residential Letting Agents

From: Muzamil Raza <muzamil50@gmail.com>
Sent: 22 August 2025 15:35
To: Leah Sutcliffe <Leah.Sutcliffe@williamhbrown.co.uk>
Subject: Re: 112 Woodlsey road

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Yes agree to sell

Sent from my iPad

On 20 Aug 2025, at 11:16, Leah Sutcliffe
<Leah.Sutcliffe@williamhbrown.co.uk> wrote:

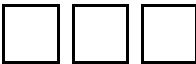
Leah Sutcliffe

Branch Manager



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From: Leah Sutcliffe

Sent: 08 August 2025 10:57

To: 'Muzamil Raza' <muzamil50@gmail.com>

Subject: RE: 112 Woodlsey road

Good morning,

I hope you are well?

Have you managed to review the below email? If this is something you would consider please let me know via email, if you do proceed we can action this

quickly for you and proceed with some calling out this afternoon to generate some footfall.

Kindest regards

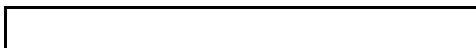
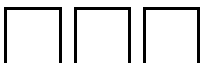
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Branch Manager



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From: Leah Sutcliffe

Sent: 29 July 2025 10:58

To: 'Muzamil Raza' <muzamil50@gmail.com>

Subject: RE: 112 Woodlsey road

Good morning,

I hope you are well?

Please let me know how you would like to proceed with the below? If you would like us to action the alteration of £325k we can start another call out on the property today for you.

Kindest regards

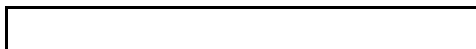
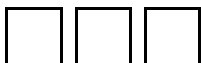
Leah Sutcliffe

Branch Manager



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From: Leah Sutcliffe

Sent: Friday, July 25, 2025 1:16 PM

To: Muzamil Raza <muzamil50@gmail.com>

Subject: RE: 112 Woodlsey road

Good afternoon,

I hope you are well?

I can confirm we gave the letting agent over a weeks notice and the viewing was confirmed with them, they cancelled on us the day before the viewing. This is not the first time we have had to re-arrange viewings due to the letting agents lack of availably/communication.

With regards to the pricing, as discussed, in order to gain the correct footfall, you need to be sat on the price bandings that both right move and zoopla use. The correct banding for this would be £325, 000- as a price of £340,000 could negatively effect your marketing as it would put you for example of page 19 of 20 of a persons search rather than at the forefront of a search.

Please let me know if you would like us to action the alteration of £325,000.

Kindest regards

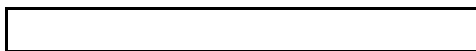
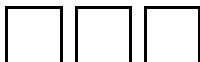
Leah Sutcliffe

Branch Manager



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From: Muzamil Raza <muzamil50@gmail.com>

Sent: Wednesday, July 23, 2025 10:29 PM

To: Leah Sutcliffe

<leah.sutcliffe@williamhbrown.co.uk>

Subject: Fwd: 112 Woodlsey road

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Hi Leah

I've approached the agent, who is stating that he accommodated 15 viewings with yourself and only

missed the viewing today due to the short notice. The agent is obliged to inform the tenant so I'm a bit stuck with the access issue. If there are more examples of the agent being unhelpful please let me know and I will speak to him.

We spoke about reducing the house price to £340k which I would like to try for a few weeks before considering a lower value.

Thank you
Mrs Azra Raza

From: Leah Sutcliffe
<Leah.Sutcliffe@williamhbrown.co.uk>
Date: 23 July 2025 at
09:55:32 BST
To:
muzamil50@gmail.com
Subject: 112 Woodlsey
road

Good morning,

I hope this message
finds you well.

As discussed, I
wanted to reach out
regarding the
current access
arrangements with
the letting agent, as
we've found it

increasingly
challenging to
conduct viewings.
These access issues
are impacting the
momentum and
interest in the
property, which is a
concern as we aim
to achieve the best
possible result.

In light of this, I'd
like to reiterate the
current offer of
£310,000. This
figure sits
comfortably within
our valuation range
of £300,000 to
£325,000, based on
nearby comparable.
We believe it
represents strong
market value given
the current interest
and circumstances.

If you feel unable to
consider the offer at
this stage, we
recommend a price
adjustment to
£325,000. This
would place the
property within a

more visible and
appealing price
band on the online
portals, likely driving
increased footfall
and broader
interest.

If you do wish to
alter the price as
above, please
respond to this
email giving the go
ahead and we can
action this
imminently for you.

Kindest regards

Leah Sutcliffe

Branch Manager

<image001.jpg>

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