



Wolsey Gardens | Sherburn In Elmet | LS25 6DT

Guide Price £160,000

Two bedroom semi - detached bungalow | Council Tax Band B | EPC Rating D

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TUCKED AWAY CUL DE SAC POSITION. NO CHAIN. EXTENDED TO REAR. CAR PORT & GARAGE.

View, bid, buy! For sale by Modern Method of Auction; Starting Bid Price £160,000 plus Reservation Fee. (Please see agents notes for further information).

Presenting an exceptional rare opportunity set in a select cul de sac, brimming with potential is this lovely extended true bungalow. Although it is in need of some modernising, the property offers a solid base for creating a dream home tailored to your specific tastes and requirements.

The property boasts two bedrooms, a kitchen, a bathroom, and two reception rooms, presenting ample space for a variety of living arrangements. The rooms provide a blank canvas for you to put your mark on, allowing you to envision and execute a plan that suits your lifestyle and aesthetic preferences.

One of the property's standout features is its inclusion of both a garage and a carport, offering ample parking and storage solutions for various vehicle needs. In addition, a garden adds to the charm of the property, providing a serene space.

Situated amidst local amenities and a strong community, the property enjoys a location that is both convenient and welcoming. From shops and services within walking distance to friendly neighbours who foster a sense of belonging, the property's location is sure to enhance the living experience.

In conclusion, this semi-detached true bungalow presents a unique opportunity for those looking to create their ideal home. With its generous layout, unique features, and promising location, it's an opportunity that definitely should not be missed.

Kitchen 3.81m x 2.59m (12'6" x 8'6")

Having a range of wall and base units, complimentary worksurfaces and splashback tiling. Sink and drainer, wall mounted boiler, PVCu double glazed window to front and side with entrance door, radiator, plumbing for washing machine, electric hob and integrated oven. Door to hall.

Hall

Doors to rooms and radiator.

Lounge 5.51m x 3.35m (18'1" x 11'0")

Decorative fireplace, double panel central heating radiator and PVCu double glazed bay window to front aspect.

Bedroom 1 4.32m x 3.35m (14'2" x 11'0")

PVCu double glazed window to rear aspect, radiator and fitted furniture.

Bedroom 2 3.40m x 2.64m (11'2" x 8'8")

Fitted furniture, PVCu double glazed window to side aspect and sliding patio doors to conservatory.

Shower Room

Fully tiled with shower enclosure, corner half pedestal wash hand basin and push flush WC. Central heated towel warmer and PVCu double glazed frosted window.

Garden room 5.61 x 2.49 (18'4" x 8'2")

PVCu double glazed windows, french doors to rear garden and radiator.

Exterior

To the front is an enclosed lawn, block paved drive accessed via wrought iron gates and providing ample parking leading on to the single detached garage at the rear with a carport over the side. The rear garden is low maintenance and mainly flagged with raised bedding planters to the boundary.

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.

Timescale will be subject to probate being received.

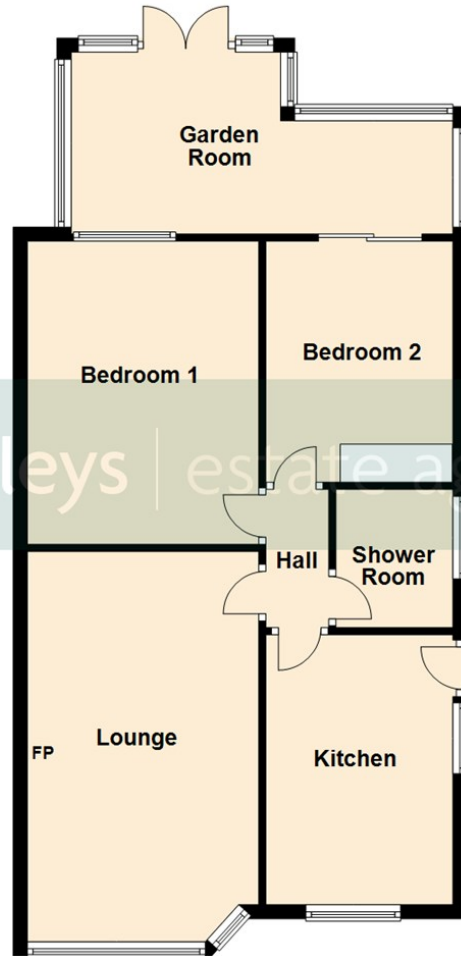
The Reservation Fee is paid in addition to purchase price and will be considered a s part o f t h e chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through a n identification verification process with iamsold and

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 £300 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.



Ground Floor

Approx. 70.2 sq. metres (756.1 sq. feet)



Total area: approx. 70.2 sq. metres (756.1 sq. feet)

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.



4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ

t: 01977 680088 www.emsleysestateagents.co.uk

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