



Sunnybank Road, Horsforth Leeds LS18 4NB

welcome to

Sunnybank Road, Horsforth Leeds

This is one not to be missed! A two double bedroom mid-terrace home in a great Horsforth location! Offered with no onward chain and in need of modernisation throughout. Low maintenance gardens to both front and rear. Spacious accommodation throughout!



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.

Sunnybank Road

Offered with NO CHAIN is this two bedroom mid-terrace property located in such a great Horsforth location, close to local amenities, shops, cafes and much more! The home itself is in need of modernisation however offers a fantastic space. Accommodation briefly comprises; Entrance hall, spacious lounge and kitchen to the ground floor. The first floor offers two double bedrooms and the bathroom. To the outside there are low maintenance paved gardens to both the front and rear.



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Ground Floor

Entrance Hall

door to the front and stairs leading up to the first floor

Lounge

13' + bay x 13' 4" max (3.96m + bay x 4.06m max)
A good sized bright and airy lounge with neutral decor, gas fire place with surround and curved bay window to the front

Kitchen / Diner

8' 8" x 15' (2.64m x 4.57m)
The fitted kitchen features a range of wall and base units, space for fridge freezer, gas hob and oven, laminate tops, space for washing machine, useful under stair storage. Part tiled walls, radiator and space for dining table and chairs. Window and door to the rear

First Floor

Landing

Stairs from the ground floor

Bedroom One

11' 7" x 11' 5" (3.53m x 3.48m)
A good sized double bedroom with fitted wardrobes, radiator and window to the front

Bedroom Two

10' 3" x 9' 10" (3.12m x 3.00m)
A second double bedroom with fitted wardrobes, radiator and window to the rear

Bathroom

The bathroom comprises bath with shower over, low flush wc, pedestal sink, radiator and window to the rear

Outside

To the front of the property there is a wall border with gated access, a path leads up to the front door. The front garden is paved for low maintenance with mature borders,

To the rear there is a paved garden with mature shrubs.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

welcome to

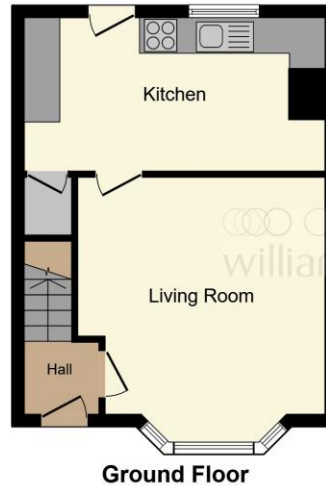
Sunnybank Road, Horsforth Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid-terrace Home in Horsforth
- Two Double Bedrooms

Tenure: Freehold EPC Rating: D

guide price

£200,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT106493 - 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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