



**Jackman Drive, Horsforth Leeds LS18 4HS**



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**Jackman Drive, Horsforth Leeds**

Offered with NO ONWARD CHAIN. Two double bedroom semi-detached true bungalow with DRIVEWAY & GARAGE! Generous rear garden. Popular residential area backing onto allotments. In need of modernisation



## 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.

## Jackman Drive

Offered with NO CHAIN is this two double bedroom semi-detached true bungalow located in a popular residential area of Horsforth the property itself is located just off the main Jackman Drive and backs onto the allotments, making this a lovely private home. The bungalow itself is in need of some modernisation however offers spacious accommodation which briefly comprises; Entrance hallway, spacious lounge, kitchen/diner, two double bedrooms and good sized bedroom. To the outside the property benefits from a generous driveway and detached garage providing ample off street parking and storage. Attractive well stocked generous garden to the rear.

Internal viewing is a must to appreciate the size and scope of accommodation on offer.

## Entrance Hallway

Door to the front opens into the hallway

## Kitchen / Diner

12' 11" x 9' 11" ( 3.94m x 3.02m )

The fitted kitchen provides a range of wall and base units with work surfaces over. Space for fridge freezer, provisions for cooker and plumbing for washing machine. Vinyl flooring, radiator, door to the rear and ample space for dining table and chairs

## Bedroom One

13' 10" x 9' 11" ( 4.22m x 3.02m )

A good sized double bedroom with radiator and window to the front

## Bedroom Two

12' 11" x 9' 5" ( 3.94m x 2.87m )

A second double bedroom with radiator and window to the rear with views to the garden

## Bathroom

The bathroom comprises; Bath with shower over, WC, wash basin, radiator, part tiled walls and tiled flooring. Window to the rear.

## Outside

The front of the property benefits from a generous driveway with hedge borders, providing ample off street parking. This driveway leads down the side of the property to a detached garage providing plenty of storage.

The enclosed rear garden is of a generous size which is mainly laid to lawn with a paved patio area and mature shrubs and borders.



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## Jackman Drive, Horsforth Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Offered with NO CHAIN
- Two Double Bedroom

Tenure: Freehold EPC Rating: Awaited

guide price

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFT106739 - 0002

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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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