



**Hall Park Mount, Horsforth Leeds LS18 5LP**

**welcome to**

**Hall Park Mount, Horsforth Leeds**

Offered with NO ONWARD CHAIN is this three bedroom dormer bungalow located a stones throw away from Horsforth Hall Park! Internal viewing is a must! Driveway & detached garage! Generous rear garden. Two reception rooms.



## 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.

## Hall Park Mount

A spacious three bedroom dormer bungalow located in a popular Horsforth location with Horsforth Hall Park only a stones throw away! The property is in need of some modernisation however has been well cared for and has been a lovely family home for many years. The accommodation briefly comprises; entrance hallway, lounge, dining room and fitted kitchen to the ground floor. Three bedrooms and bathroom to the first floor. The property benefits from a driveway and detached garage providing ample off street parking and storage. Generous front and rear gardens.



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## Ground Floor

### Entrance Hall

Door to the front, radiator and stairs to the first floor.

### Lounge

12' 11" x 10' 4" Max recess ( 3.94m x 3.15m Max recess )  
A good sized lounge with gas fireplace, radiator and window to the front

### Dining Room

10' 8" x 8' 10" ( 3.25m x 2.69m )  
A useful second reception room with radiator and window to the rear

### Kitchen

10' 9" x 7' 5" ( 3.28m x 2.26m )  
The fitted kitchen features a range of wall and base units with laminate work surfaces over which incorporates sink and drainer unit, gas hob and oven. Space for fridge freezer, space for washing machine. Window to the side.

## First Floor

### Landing

Window to the side and access to the loft

### Bedroom One

12' 11" x 9' 10" max ( 3.94m x 3.00m max )  
A good sized double bedroom with radiator and window to the front

### Bedroom Two

10' 10" x 9' 10" ( 3.30m x 3.00m )  
A second double bedroom with useful linen closet, radiator and window to the rear

### Bedroom Three

9' 11" x 6' 6" max ( 3.02m x 1.98m max )  
Radiator and window to the front.

### Bathroom

The bathroom comprises; paneled bath, heated towel rail, pedestal sink, low flush wc and window

## Outside

To the front of the property is a well maintained garden laid to lawn with mature shrub borders. The property benefits from a driveway providing off street parking. There is also a detached garage ideal for storage.

There is a generous garden to the rear mainly laid to lawn with mature hedge borders allowing a degree of privacy.

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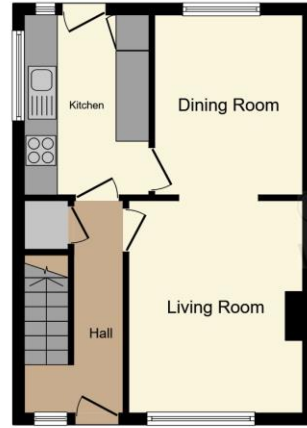
## Hall Park Mount, Horsforth Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bed Dormer Bungalow
- Driveway & Garage

Tenure: Freehold EPC Rating: E

guide price

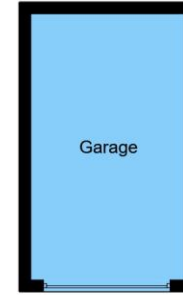
**£290,000**



Ground Floor



First Floor



Garage

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:  
HFT106714 - 0002

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