



Woodhall Drive, Leeds LS5 3LQ

welcome to

Woodhall Drive, Leeds

Offered with NO ONWARD CHAIN is this two bedroom dormer bungalow with a useful attic room. The property benefits from a DRIVEWAY & GARAGE. Sat on a generous corner plot with gardens to three sides. Spacious accommodation throughout. Boasting lovely views.



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).

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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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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Woodhall Drive

Internal viewing is highly recommended to appreciate the accommodation on offer with this two bedroom dormer bungalow which is sat on a generous corner plot in a popular residential area. The home briefly comprises; Entrance hall, spacious lounge/diner, fitted kitchen, two bedrooms and a bathroom. There is a useful spacious attic room to the first floor. A gated driveway and garage provide ample off street parking. Generous gardens to three sides. Boasting long distance views. This property is sure to appeal to a number of buyers and is offered with NO ONWARD CHAIN

Ground Floor

Hallway

Door to the front opening into the hallway with stairs to the first floor space

Lounge/Dining Room

17' 10" x 13' 10" (5.44m x 4.22m)

'L-shaped Room'

A generous reception room with gas fire place with stone surround, carpet, radiator and two windows to the front with lovely views.

Kitchen

8' 10" x 8' (2.69m x 2.44m)

The fitted kitchen comprises a range of wall and base units with laminate work tops, sink unit, space for washing machine and fridge freezer, gas hob, carpet, wall mounted boiler, radiator and two windows.

Bedroom One

10' 10" x 8' 10" (3.30m x 2.69m)

A good sized bedroom with integrated wardrobes, radiator and window boasting lovely views.

Bedroom Two

9' 8" x 8' 10" (2.95m x 2.69m)

Another good sized bedroom with integrated wardrobes, carpet, radiator and window

Bathroom

The bathroom comprises; bath with shower attachment, pedestal wash basin, wc, radiator and window

First Floor Landing

With stairs from the ground floor and useful storage cupboards.

Attic Room

10' 9" x 14' 11" (3.28m x 4.55m)

A useful space to the first floor with useful eaves storage, radiator and dormer window boasting long distance views.

Outside

The property benefits from a gated driveway and garage providing ample off street parking and storage.

Sat on a corner plot the property has gardens to three sides mainly laid to lawn with paved patio areas.



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Woodhall Drive, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Dormer Bungalow
- Sat On a Generous Corner Plot

Tenure: Freehold EPC Rating: E

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT106711 - 0003

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