



**Kirkwood Lane, Leeds LS16 7EN**



**welcome to**

**Kirkwood Lane, Leeds**

This semi-detached bungalow in Cookridge offers an exciting opportunity for modernisation and personalisation. With great space, a fantastic location, and plenty of potential, its ready to be transformed into a beautiful home that suits your style and needs. Offered with NO CHAIN



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

## **Kirkwood Lane**

Nestled in the quiet and popular area of Kirkwood Lane, Cookridge, this charming two bedroom true semi-detached bungalow is a fantastic opportunity for those looking to create their dream home. While in need of modernisation, this well-maintained and cared for property offers a solid foundation, with ample potential to update and add value. Perfect for first time buyers, downsizers, or investors, this bungalow is ready for its next chapter! The property briefly comprises; Entrance hall, spacious living room, fitted kitchen, shower room and two good sized bedrooms. Outside the property benefits from a generous driveway and detached garage providing ample off street parking and additional storage. There is a garden laid to the lawn to the front and paved garden to the rear.

### **Entrance Hallway**

Door to the side

### **Living Room**

17' 8" x 11' 3" max ( 5.38m x 3.43m max )

A good sized living room with gas fireplace, useful cupboard, radiator and window to the front

### **Kitchen**

7' 10" x 8' 3" ( 2.39m x 2.51m )

The kitchen provides a range of wall and base units with worktops over, space for all appliances, vinyl flooring and window to the front and side.

### **Bedroom One**

11' 5" x 9' 6" ( 3.48m x 2.90m )

A good sized double bedroom with integrated wardrobes, radiator and window to the rear

### **Bedroom Two**

8' 8" x 8' 2" ( 2.64m x 2.49m )

A second good sized bedroom with radiator and window to the rear and side.

## **Shower Room**

The shower room comprises; Walk in shower cubicle, wash basin, low flush wc, heated towel rail, tiled flooring and window to the side.

## **Outside Space**

Off street parking for multiple vehicles and a detached garage for additional storage.

A lovely, low-maintenance rear garden with plenty of potential for landscaping.



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## Kirkwood Lane, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Spacious Bedrooms
- Well-maintained with Room For Modernisation

Tenure: Freehold EPC Rating: D

guide price

**£175,000**



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



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Property Ref:  
HFT106979 - 0003

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