



The Coach House Clarence Road, Horsforth Leeds LS18 4LB

welcome to

The Coach House Clarence Road, Horsforth Leeds

This rare gem of a property offers the perfect opportunity to transform it into your own cosy cottage-style home. It features two double bedrooms, a spacious kitchen/diner, communal courtyard, and an allocated parking space. Internal viewing is highly recommended.



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.

The Coach House, Clarence Road

Located in the popular residential area of Horsforth, this unique character property is close to local amenities and transport links. Internal viewing is highly recommended to truly appreciate its charm. The spacious accommodation features exposed beams and distinctive windows, creating a lovely home atmosphere.

The property briefly comprises an entrance vestibule, a lounge with an inglenook fireplace, and a kitchen diner with ample space for entertaining. There are two good-sized bedrooms and a house bathroom. Outside, you'll find a communal courtyard and an allocated parking space

Ground Floor

Entrance Hallway

Front door opens into the entrance vestibule which is ideal for storing coats, shoes, and other outdoor gear. It leads to a hallway featuring convenient under-stairs storage

Lounge

14' x 13' 6" max + recess (4.27m x 4.11m max + recess)
A spacious living room featuring an inglenook fireplace, exposed beams, and a large, deep bay window with views of the courtyard.

Kitchen / Diner

15' 1" x 13' 5" (4.60m x 4.09m)
A generously sized kitchen featuring a variety of wall and base units with laminate counter tops, including a sink and drainer unit with a mixer tap. The kitchen is equipped with a fitted gas oven and hob, and has designated spaces for a fridge freezer, washing machine, and tumble dryer. It boasts tiled flooring, exposed beams, a side window, and ample room for a dining table and chairs.

First Floor

Landing

The landing is beautifully illuminated by a large stained glass window, creating a striking focal point

Bedroom One

13' 4" max x 13' 3" max (4.06m max x 4.04m max)
A generously sized double bedroom featuring integrated storage, a radiator, laminate flooring, exposed beams, and windows to both the rear and side.

Bedroom Two

15' 1" x 13' 2" (4.60m x 4.01m)
A second double glazed bedroom with integrated storage, exposed beams and window

Bathroom

The bathroom comprises; bath with shower over, wash basin, wc, radiator, vinyl flooring and feature window.

Courtyard

A communal courtyard area at the front of the property, complete with an allocated parking space.



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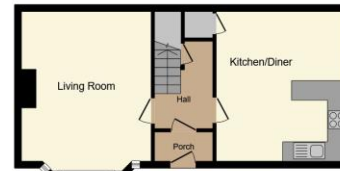


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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Terrace Property
- Unique & Characterful Property

Tenure: Freehold EPC Rating: D
Council Tax Band: D



Ground Floor



First Floor

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.localagent.com

guide price

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFT107024 - 0004

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