



Shadwell Lane, Leeds LS17 8AJ

welcome to

Shadwell Lane, Leeds

Offered with NO CHAIN and such a unique and rare opportunity! Internal viewing is a must to appreciate this home with additional 'Coach House' in the grounds. In need of modernisation this would make a fantastic home for someone.



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.

Shadwell Lane Ground Floor Entrance Porch

Door to the front opening into the porch, internal door opening into the lounge

Lounge

18' 4" x 17' 6" (5.59m x 5.33m)

A good sized lounge with fire place and wooden lintel, window to the front and stairs to the first floor. Internal double doors open into the kitchen

Kitchen / Diner

14' 11" x 12' 2" (4.55m x 3.71m)

The kitchen features a range of wall and base units with work surfaces over, provisions for all appliances, stairs down to the cellar and double doors into the conservatory

Conservatory

9' 11" x 8' 9" (3.02m x 2.67m)

A useful addition to the property with tiled flooring, two radiators and windows to the three sides with door opening to the garden

Lower Ground Floor Basement Bedroom / Living Space

16' 10" x 8' (5.13m x 2.44m)

A good sized space with versatile use with neutral decor and ceiling spot lights. Ideal for a bedroom, play room or study

Shower Room

Shower cubicle with glass screen, wash basin and WC

First Floor Landing

With stairs from the ground floor and stairs up to the second floor

Bedroom Two

11' 2" x 8' 5" (3.40m x 2.57m)

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

Bedroom Three

11' 2" x 8' 5" (3.40m x 2.57m)

A second good sized bedroom with integrated wardrobes to one wall, radiator and window to the front

Bedroom Four

10' 6" x 7' 8" (3.20m x 2.34m)

Another good sized room with radiator and window to the rear

Shower Room

The fully tiled shower room comprises; walk in shower cubicle with screen, WC, wash basin, heated towel rail and window

Second Floor Bedroom One

13' 6" x 11' (4.11m x 3.35m)

A good sized main bedroom to the top floor with radiator, ceiling spot lights and velux window

Ensuite

Ensuite shower room with WC, wash basin and heated towel rail

Outside

The front of the property benefits from a driveway to the front allowing ample off street parking. There is a small garden to the front with path leading to the front door.

The rear garden is of a generous size with garden mainly laid to lawn, decking areas, wooden pergola, pond, wooden summer house, fence borders and mature trees

Coach House

This property benefits from a Coach House which would make a fantastic 'granny flat' or annex for teenager

Living Room

11' 2" x 9' (3.40m x 2.74m)

Conservatory

12' 8" x 9' 3" (3.86m x 2.82m)

Bedroom

11' 4" x 11' 3" (3.45m x 3.43m)

Ensuite

First Floor

Bedroom

11' 7" x 6' 10" into eaves (3.53m x 2.08m into eaves)

Bedroom

11' 7" x 9' 8" into eaves (3.53m x 2.95m into eaves)

Shower Room



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Shadwell Lane, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedroom Home
- Accommodation Over 4 Floors

Tenure: Freehold EPC Rating: E

guide price

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT106754 - 0002

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william h brown



0113 269 6226



moortown@williamhbrown.co.uk



406 Harrogate Road, LEEDS, West Yorkshire,
LS17 6PY



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)