



**Primley Park Lane, Leeds LS17 7JE**

**welcome to**

**Primley Park Lane, Leeds**

Offered with no onward chain we offer this charming three bedroom semi-detached home in a desirable area of Alwoodley. Featuring spacious ground floor accommodation, including a conservatory, this home is sure to appeal to an array of buyers. Fantastic garden to the rear and garage.



## 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.

## Hall

As you enter the property, you are greeted by a welcoming hall that provides access to the dining room, lounge, kitchen, and stairs leading to the upper floor. Under stair cupboards provide further storage space.

## Dining Room

12' 2" Max x 13' Max ( 3.71m Max x 3.96m Max )

Adjacent to the lounge, the dining room offers an ideal setting for family meals and gatherings. With its elegant design and generous proportions, this room is sure to become the heart of your home.

## Lounge

10' 3" Max x 13' 1" Max ( 3.12m Max x 3.99m Max )

The spacious lounge is filled with natural light, creating a warm and inviting atmosphere. This room is perfect for relaxing with family or entertaining guests, featuring stylish decor and ample space for your furnishings.

## Conservatory

8' 5" Max x 11' 9" Max ( 2.57m Max x 3.58m Max )

The conservatory provides a tranquil space to enjoy the garden views year-round. This versatile room can be used as an additional sitting area, a playroom, or a home office, offering flexibility to suit your lifestyle.

## Kitchen

10' 3" Max x 8' 6" Max ( 3.12m Max x 2.59m Max )

The modern kitchen is a culinary delight, equipped with high-quality appliances and plenty of storage space. Its functional layout and contemporary finishes make cooking a pleasure, whether you're preparing a quick breakfast or a gourmet dinner. Accessed via the kitchen, an additional bathroom can be found offering a wc and hand wash basin.

## First Floor

### Bedroom One

13' 1" Max x 11' Max ( 3.99m Max x 3.35m Max )

The master bedroom is a spacious haven, bathed in natural light and featuring fitted wardrobes. This room offers ample space for relaxation and storage, creating a serene retreat.

### Bedroom Two

10' 2" Max x 11' 7" Max ( 3.10m Max x 3.53m Max )

The second bedroom is equally inviting, with fitted wardrobes and enough room for a double bed and additional furniture. This room is perfect for family members or guests, providing comfort and flexibility.

### Bedroom Three

6' 7" Max x 8' 7" Max ( 2.01m Max x 2.62m Max )

The third bedroom is a cozy space, currently used as a utility room with a single bed. This versatile room can be adapted to suit your needs, whether as a

bedroom, home office, or storage area.

## Bathroom

The contemporary bathroom features stylish fixtures and fittings, providing a luxurious space to unwind. Whether you prefer a quick shower or a long soak in the tub, this bathroom caters to all your needs.



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## Primley Park Lane, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN
- CONSERVATORY

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

guide price

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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