



Gladstone Terrace, Morley Leeds LS27 9LE

welcome to

Gladstone Terrace, Morley Leeds

Situated close to Morley Town Centre and having NO ONWARD CHAIN is this THREE BEDROOM DETACHED accommodation with a SPACIOUS KITCHEN and LIVING ROOM, BASEMENT CELLAR, THREE BEDROOMS and HOUSE BATHROOM. Having good access to motorway links, local amenities and good schools.

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.

Kitchen

12' 1" x 14' 5" into recess (3.68m x 4.39m into recess)
A fitted kitchen with a range of base and wall mounted units with work surfaces over,

incorporating sink with mixer tap, part tiled walls, space for oven, washing machine and fridge freezer, gas central heating radiator, uPVC double glazed door and window to the front, stairs leading to the basement cellar and stairs leading to the first floor landing. Door leading through to the living room.

Living Room

17' 2" x 16' 11" (5.23m x 5.16m)
uPVC double glazed windows to the front and side, giving lots of natural light, feature fireplace.

Basement Cellar

Space for a washing machine and tumble dryer, gas central heating radiator, gas central heating boiler.

First Floor Landing

Storage cupboard, gas central heating radiator and loft access. Access to all three bedrooms and the house bathroom.

Bedroom One

12' 7" x 14' 7" into recess (3.84m x 4.45m into recess)
uPVC double glazed window to the front, gas central heating radiator.

Bedroom Two

11' 10" x 7' 6" (3.61m x 2.29m)
uPVC double glazed window to the front, gas central heating radiator.

Bedroom Three

10' 11" x 8' 2" (3.33m x 2.49m)
uPVC double glazed window to the side, gas central heating radiator.





House Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, part tiled walls, gas central heating radiator, uPVC double glazed window to the side.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom detached accommodation
- No onward chain

Tenure: Freehold EPC Rating: F

guide price

£190,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
MLY109399 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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