



Westwinds Scott Green, Morley Leeds LS27 7AT

welcome to

Westwinds Scott Green, Morley Leeds

Sought after location in Gildersome Village, THREE bedroom SEMI DETACHED accommodation set over four floors with basement and loft accommodation, spacious living room with French doors leading out to a decked balcony, OFF STREET PARKING and ENCLOSED REAR GARDEN with a hot tub.

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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.

Entrance Hall

Door to the front, stairs leading to the first floor landing and doors leading into the living room and kitchen.

Living Room

22' 7" x 11' 11" (6.88m x 3.63m)

A spacious room with uPVC double glazed window to the front, gas central heating radiator and uPVC double glazed French doors leading out to the decked balcony area, perfect space for the summer months.

Kitchen

8' 7" x 7' 10" (2.62m x 2.39m)

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over incorporating sink and drainer with mixer tap, electric oven with gas hob, fitted extractor fan, space for a fridge freezer, uPVC double glazed window to the rear and uPVC double glazed door to the side. Stairs leading to the basement.

First Floor Landing

uPVC double glazed window to the side. Access to all three bedrooms, house bathroom and stairs leading to the loft room.

Bedroom One

12' 3" x 11' 4" into recess (3.73m x 3.45m into recess)

uPVC double glazed window to the front, gas central heating radiator.

Bedroom Two

7' 1" x 11' 4" (2.16m x 3.45m)

uPVC double glazed window to the rear, gas central heating radiator, understairs storage.

Bedroom Three

6' 10" x 6' 8" (2.08m x 2.03m)

uPVC double glazed window to the front, 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, heated towel rail, uPVC double glazed window to the side.

Loft Room

12' 8" x 12' 9" (3.86m x 3.89m)

A good sized space with double glazed skylights to the front and rear, eaves storage.

Basement Accommodation

Utility Room

21' x 7' 5" (6.40m x 2.26m)

uPVC double glazed window to the rear, work surfaces, spotlights, space for a washing machine and tumble dryer, gas central heating radiator.

Additional Room

15' 11" x 11' 3" into recess (4.85m x 3.43m into recess)

uPVC double glazed French doors leading out to the rear garden, gas central heating radiator, spotlights.

Bar

5' 9" x 10' 2" (1.75m x 3.10m)

Space for a bar or extra storage space.

Exterior

Off street parking to the front of the property and to the rear of the property is a tiered garden with a decked balcony area, paved garden with lawn area and raised decked area, with a hot tub with fence and wall boundaries.

Outbuilding

13' 10" x 7' 8" (4.22m x 2.34m)

uPVC double glazed French doors to the side, gas central heating radiator, sink and drainer with mixer tap.



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Westwinds Scott Green, Morley Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom semi detached accommodation
- Set over four floors

Tenure: Freehold EPC Rating: D

guide price

£280,000



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:
MLY109745 - 0005

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