



Fartown, PUDSEY LS28 8LP

welcome to

Fartown, PUDSEY

Beautifully presented two bedroom ground floor flat with its own entrance near Southroyd School and Nursery and near Fulneck Golf Club. Allocated parking and communal garden.



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.

Fartown

Ground floor flat briefly comprising of Lounge, kitchen, Two Bedrooms and Bathroom, Shared Garden.

Lounge

13' 6" x 11' 2" (4.11m x 3.40m)

Good sized room being carpeted and having double glazed windows.

Kitchen

7' 4" x 7' 3" (2.24m x 2.21m)

Modern kitchen with wall hung, drawer and base units, complimentary worktop surfaces over, sink with drainer, wall mounted boiler.

Bedroom 1

10' 5" x 8' 6" (3.17m x 2.59m)

Carpet, useful built in wardrobe, radiator and double glazed windows to the rear elevation.

Bedroom 2

11' 7" x 6' 3" (3.53m x 1.91m)

Fitted wardrobe, double glazed windows to the rear elevation and radiator.

Bathroom

11' 7" x 6' 3" (3.53m x 1.91m)

New bathroom last year with built in storage, shower, sink, low flush WC, radiator heater, extractor fan and laminate flooring.

External

To the outside there is a shared garden and a useful shared shed. Allocated parking space.

Agents Note

There is currently no management company on the property. Any works needed including gardening are arranged by all the property owners.



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Fartown, PUDSEY

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- GROUND FLOOR TWO BEDROOM FLAT
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

guide price

£135,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
PDY114304 - 0002

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