



Woodhall Park Grove, Stanningley Pudsey LS28 7HB

welcome to

Woodhall Park Grove, Stanningley Pudsey

INTERNAL VIEWING IS HIGHLY RECOMMENDED to appreciate the scope of accommodation on offer with this 5-bedroom semi-detached property located in a sought-after area of Pudsey on Woodhall Park Grove, close to local amenities and transport links



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.

Woodhall Park Road

Semi-detached property briefly comprising of Entrance Hall, Downstairs Shower Room, Downstairs WC, Lounge, Dining Room, Kitchen, Utility Room, Four Bedrooms, A Shower Room and Bathroom to the first Floor and a further Bedroom to the Second Floor.

Entrance Hall

13' x 7' (3.96m x 2.13m)

Front entrance door leading to welcoming hallway

with carpet and radiator.

Downstairs Shower Room

6' 6" x 6' 3" (1.98m x 1.91m)

The shower room was added in 2017. With shower cubicle, wash hand basin, low flush WC and frosted double glazed window.

Downstairs Wc

Low flush WC.

Lounge

18' x 10' 6" (5.49m x 3.20m)

Very spacious living room being very light and airy from the dual aspect's windows to the front and rear with carpet, 2 radiators and gas fire.

Dining Room

12' 7" x 11' 1" (3.84m x 3.38m)

With carpet, double glazed window to the front and radiator.

Kitchen

11' 8" x 10' 7" (3.56m x 3.23m)

Double oven, sink with drainer, laminate flooring and double-glazed window to the rear.

Utility Room

12' 2" x 8' (3.71m x 2.44m)

Baxi boiler fitted around 2 years ago, radiator and double-glazed window to the side, Baxi boiler and meters.

Landing

Staircase rising to the first floor, airing cupboard.

Bedroom 1

15' 5" x 10' 7" (4.70m x 3.23m)

Carpet, built in storage, double glazed windows to the front and rear, central heating radiator.

Bedroom 2

12' 2" x 11' 4" (3.71m x 3.45m)

Built in storage, wash hand basin, double glazed windows to the front, radiator and carpet. Loft

access.

Loft

There is a loft with a ladder in bedroom 2 which is fixed to the loft flooring and comes down easily. A good proportion of the loft is floored with good sized shelving.

Bedroom 3

12' 1" x 11' 1" (3.68m x 3.38m)

Double glazed windows to the front, carpet, radiator and wash hand basin.

Bedroom 4

12' 3" x 12' (3.73m x 3.66m)

Double glazed windows to the rear and side, carpet and central heating radiator.

Bathroom 1

4' 6" x 5' 4" (1.37m x 1.63m)

Frosted double glazed window, shower cubicle, low flush WC, wash hand basin, laminate flooring.

Bathroom 2

7' 4" x 6' 9" (2.24m x 2.06m)

Frosted double glazed window to the side, bath, carpet, wash hand basin and radiator.

Bedroom 5 To Second Floor

9' x 5' 7" (2.74m x 1.70m)

Double glazed windows to the front, carpet, central heating radiator and access to the boarded loft.

External

This home has definite kerb appeal, with drive to the front leading to the integrated garage, mature shrubs and bushes, private secluded rear garden mainly lawned and having a useful shed.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply.
- Five Bedroom
- Two Bathroom + Guest WC & Shower Room

Tenure: Freehold EPC Rating: E

guide price

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114445 - 0007

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