



**Cemetery Road, Pudsey LS28 7HJ**

**welcome to**

**Cemetery Road, Pudsey**

Situated in a prime Pudsey location, close to local amenities and transport links, making it ideal for professionals travelling to and from Leeds and Bradford City Centre



## 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.

## Cemetery Road

This semi detached traditional property offers spacious living accommodation. Situated in a prime Pudsey location, close to local amenities and transport links, making it ideal for professionals travelling to and from Leeds and Bradford City Centres. Accommodation briefly comprises; an entrance hall, lounge, dining room, fitted kitchen, two bedrooms and a house bathroom with a three piece suite. There are gardens to the front and rear, a garage and off street parking. The cellar takes the

whole of the floor space and could potentially be converted with access via the rear, subject to any planning. We highly recommend an early viewing to avoid missing out on this fantastic opportunity!

## Entrance Porch

5' x 4' ( 1.52m x 1.22m )  
With laminate floor.

## Entrance Hall

Front entrance door leading to the entrance hall with carpet, central heating radiator and useful built in storage.

## Lounge

16' 5" x 12' ( 5.00m x 3.66m )  
A great sized living area with carpet, central heating radiator and double glazed bay window to the front and double glazed window to the side elevation,

## Reception Room

14' 8" x 12' ( 4.47m x 3.66m )  
Next to the kitchen. Potential for a kitchen diner. Carpet, gas fire, central heating radiator and great views across Horsforth through the double glazed windows to the rear.

## Kitchen

11' 7" x 5' 6" ( 3.53m x 1.68m )  
With double oven, sink with drainer, carpet, central heating radiator, lamona hob, double glazed windows to the rear elevation. plumbing for auto washer.

## Cellar #1

17' 4" x 15' ( 5.28m x 4.57m )  
The cellar takes the whole of the floor space and could potentially be converted with access via the rear, subject to any planning.  
With sink and door to the rear.

## Cellar #2

30' 3" x 18' ( 9.22m x 5.49m )  
The electric consumer unit and the Valiant boiler are housed in the cellar.

## Bedroom One

13' x 12' ( 3.96m x 3.66m )  
Double bedroom with built in wardrobe, carpet, central heating radiator and double glazed windows to the front elevation.

## Bedroom Two

13' 1" x 12' ( 3.99m x 3.66m )  
Another good sized double with carpet, central heating radiator and double glazed windows to the rear.

## Bathroom

6' 3" x 6' ( 1.91m x 1.83m )  
Bath with electric shower over, wash hand basin, central heating radiator, carpet, useful storage cupboard and part tiled walls.

## Separate Wc

5' 1" x 3' ( 1.55m x 0.91m )  
With low flush WC, carpet, radiator and frosted double glazed window.

## External

With a mature private garden.  
Space for 1 car at the rear.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise accordingly.



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## Cemetery Road, Pudsey

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Bungalow
- Large Garden

Tenure: Freehold EPC Rating: D

guide price

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY114939 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0113 257 2014**



[Pudsey@williamhbrown.co.uk](mailto:Pudsey@williamhbrown.co.uk)



4-6 Church Lane, PUDSEY, West Yorkshire,  
LS28 7BD



[williamhbrown.co.uk](http://williamhbrown.co.uk)