







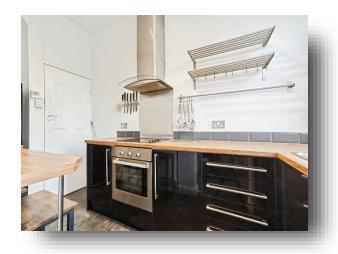


## welcome to

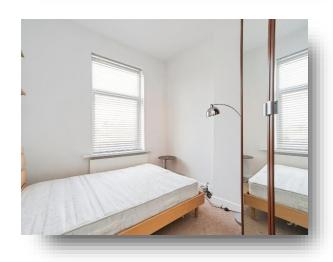
# **Hillside View, Stanningley Pudsey**

This stylish end-terraced home on Hillside View blends character and modern comfort. With three bedrooms, a cozy log burner, a modern kitchen, and a cellar for extra storage, it's both inviting and practical. Outside, the decked rear yard offers a private spot to relax.













#### **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, jamsold 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

### **Property Information**

This charming end-terraced property on Hillside View offers a wonderful blend of character and modern convenience. With three well-sized bedrooms, it provides ample space for comfortable living. The cozy lounge features a log burner, perfect for creating a warm and inviting atmosphere. A modern kitchen adds style and functionality, while the cellar offers additional storage or workspace potential. Outside, the rear yard with decking provides a great space for relaxation, complemented by fenced borders for privacy. This home combines rustic charm with contemporary touches, making it an appealing choice for any buyer.

#### Lounge

17' 1" max x 11' 9" max ( 5.21m max x 3.58m max ) The cozy lounge features a log burner, laminate flooring, and a double-glazed window at the front, with a radiator ensuring warmth and comfort.

#### Kitchen

13' 9" max x 5' 7" max ( 4.19m max x 1.70m max ) The kitchen boasts lino flooring, a double-glazed window at the front, an electric hob and oven, and convenient access to the cellar.

### Landing

The landing is fitted with cozy carpet and features a radiator for added warmth and comfort.

#### **Bedroom One**

11' 2" max x 9' 3" max ( 3.40m max x 2.82m max ) Bedroom One is fitted with cozy carpet, features a radiator for warmth, and has a double-glazed window at the front to let in natural light while maintaining energy efficiency.

#### **Bedroom Two**

18' max x 12' 6" max ( 5.49m max x 3.81m max ) Bedroom Two features cozy carpet, a radiator for warmth, a double-glazed window at the front, a Velux window for additional natural light, and stylish spotlights to enhance the ambiance.

#### **Bedroom Three**

11' 2" max x 7' 8" max ( 3.40m max x 2.34m max ) Bedroom Three is fitted with cozy carpet, features a radiator for warmth, and has a double-glazed window to the side, allowing natural light to brighten the space while maintaining insulation.

#### **Bathroom**

6' 9" max x 5' 5" max ( 2.06m max x 1.65m max ) The bathroom features a WC, a wash basin, a double-glazed window at the front, a radiator for warmth, a shower over the bath for convenience, and lino flooring for a practical and stylish finish.

#### Cellar

17' 5"  $\max x$  17'  $\max (5.31 \text{m} \max x 5.18 \text{m} \max x)$  The cellar is equipped with a boiler and has electricity.

#### External

The rear yard features decking for outdoor relaxation, complemented by fenced borders for privacy and security.





### welcome to

## **Hillside View, Stanningley Pudsey**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 bedrooms
- Log burner

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£180,000







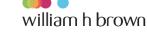


Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/PDY115775



Property Ref: PDY115775 - 0002 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.





0113 257 2014



Pudsey@williamhbrown.co.uk



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



williamhbrown.co.uk

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.