



West End Road, Calverley, Pudsey, LS28 5PF

welcome to

West End Road, Calverley Pudsey

A characterful mid-terrace home on West End Road, offered via the modern method of auction. Featuring two bedrooms, a boarded and insulated loft, and a lawned front garden with a stone-built shed.



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 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

Located on West End Road, this charming mid-terrace home is offered for sale via the modern method of auction. The property boasts two well-proportioned bedrooms and a wealth of character throughout, including exposed beams and stonework. A fully boarded and insulated loft provides excellent additional space, while the lawned front garden with a stone-built shed adds to its appeal. Ideal for buyers seeking a unique home with potential, in a convenient location.

Lounge

13' 9" max x 13' 4" max (4.19m max x 4.06m max)
A charming lounge featuring a double glazed window to the front, a large open fire, carpeted flooring, a radiator, exposed beams, and striking exposed stone walls.

Kitchen

13' 1" max x 12' 7" max (3.99m max x 3.84m max)
The kitchen is fitted with wall and base units topped with work surfaces, featuring an electric hob and oven, a recently installed boiler, a wash basin, radiator, and laminate flooring. A double glazed window and door to the front provide natural light and access, while a trap door leads down to the cellar.

Landing

The landing features carpeted flooring, a loft hatch for overhead access, and stairs leading down to the ground floor.

Loft Space

The loft space is fully boarded and insulated, offering practical storage or potential for further use.

Bedroom One

13' 1" max x 10' 5" max (3.99m max x 3.17m max)
Bedroom One benefits from a built-in wardrobe, a double glazed window to the front, carpeted flooring, and a radiator for comfort.

Bedroom Two

13' 4" max x 9' 7" max (4.06m max x 2.92m max)
Bedroom Two offers carpeted flooring, a built-in wardrobe, a radiator, and the benefit of both front and side-facing double glazed windows, allowing for plenty of natural light.

Bathroom

9' 4" max x 5' 3" max (2.84m max x 1.60m max)
The bathroom includes a bath, wash basin, WC, radiator, and a double glazed window to the front, providing natural light and ventilation.

Front Garden

To the front of the property is a lawned garden with a charming stone-built shed, offering both greenery and practical storage.

Parking

Parking is available on street.



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welcome to

West End Road, Calverley Pudsey

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 bedrooms
- Character
- Boarded and insulated loft
- Front garden with stone built shed

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

guide price

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116052 - 0002

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