



Mulberry Street, Pudsey LS28 7RJ

welcome to

Mulberry Street, Pudsey

On Mulberry Street, this two-bedroom end-terrace offers a spacious layout, no chain, and huge potential. Available via the modern method of auction, it's a fantastic opportunity for buyers or investors.



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

Situated on Mulberry Street, this charming two-bedroom end-terraced property offers a spacious layout and plenty of scope for improvement. With no onward chain, it presents an excellent opportunity for buyers seeking a project with lots of potential. Available via the modern method of auction, this home combines convenience with investment appeal, making it ideal for first-time buyers, renovators, or investors looking to add value.

Lounge

12' x 11' 10" (3.66m x 3.61m)

The lounge features a single-glazed rear window, a radiator, and a gas fire.

Kitchen

15' 6" x 10' 1" (4.72m x 3.07m)

The kitchen includes a single-glazed front window, a stainless steel sink, a fitted boiler, and convenient access with doors leading to both the cellar and the front of the property.

Bedroom One

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

Bedroom One offers a rear-facing single-glazed window and is fitted with a radiator.

Cloakroom

6' x 3' 7" (1.83m x 1.09m)

The cloakroom benefits from a rear-facing single-glazed window.

Bedroom Two

10' 3" x 9' 1" (3.12m x 2.77m)

Bedroom Two is an irregularly shaped room featuring a front-facing single-glazed window and radiator.

Bathroom

The bathroom is fitted with a WC, wash basin, and lino flooring, complemented by a front-facing single-glazed window and radiator.

Garden

The garden includes a grassed area, a paved area, and a private right of way for the three houses, secured by a gate.

Cellar

A stone table stands in the center of the cellar.



view this property online williamhbrown.co.uk/Property/PDY115992



welcome to

Mulberry Street, Pudsey

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Lots of potential
- Spacious layout

Tenure: Freehold
EPC Rating: Awaited
Council Tax Band: B

guide price

£90,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PDY115992](https://www.williamhbrown.co.uk/Property/PDY115992)



Property Ref:
PDY115992 - 0004

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.

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



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)