



Stoneacre  
Properties



## Potternewton Park

Leeds, LS7 4HB

£340,000





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## Entrance

Entering the property through the main door you enter into the open plan living space which continues through to the dining area and kitchen.

## Lounge

This superb open plan living space is ideal for hosting and socialising running the full length of the property. Leading through to the dining area and kitchen.

## Kitchen/Diner

Open to the lounge, the kitchen has been refitted and is very inkeeping with the style and age of the property, boasting integrated fridge/freezer, oven, dishwasher, 1.5 bowl sink, induction hob with extractor above, plumbed washing machine and breakfast bar seating. The kitchen leads directly to the dining area all boasting a feature tile floor.

## Reception Room 2

Accessed off the main living space is a second reception room, very generous in size with feature brick fireplace.

## w/c

Comprises toilet and sink.

## Bedroom 1

Large spacious double bedroom offers ample space for a double/king size bed and storage.

## Bedroom 2

Second large double bedroom offering views of Potternewton Park.

## Bedroom 3

Third small double bedroom, also ideal for a home office.

## Bathroom

Newly installed 4-piece house bathroom comprises full size bath, walk in shower, toilet, floating vanity with mirror above.

## External

Externally, the property offers access around the entire property with the main garden sitting to the side of the property and is laid to lawn with a patio area.

Note: we have been advised that one of the boundary fences slightly over runs its boundary but the vendor will have this sorted prior to completion.

## Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or

Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Road Map



Hybrid Map



Terrain Map



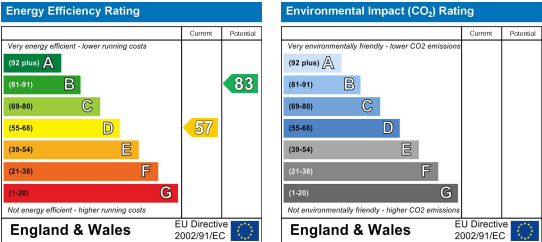
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.