

HUNTERS[®]

HERE TO GET *you* THERE



Laurel Terrace

Stanningley, Pudsey, LS28 7QJ

£126,000



Council Tax: B



30 Laurel Terrace

Stanningley, Pudsey, LS28 7QJ

£126,000



- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £126,000
- Charming terraced home
- Blank canvas for personalisation
- Three well-proportioned bedrooms
- Within walking distance to Pudsey town centre
- Ideal for investors & property developers
- Spacious kitchen diner
- Nearby schools and transport links
- Sun trap rear garden
- Council tax band 'B'

Welcome to this fantastic THREE BEDROOM terraced house, brimming with potential and nestled in a quiet cul-de-sac, just a gentle stroll from the town centre. IDEAL for investors and property developers, this home offers a rare opportunity to create your dream space with plenty of scope to personalise and room to improve throughout.

Step inside and you'll find a bright and welcoming front LIVING ROOM, drenched in natural light – the ideal blank canvas for creating cosy evenings or stylish entertaining. The well-sized KITCHEN DINER offers ample space for family meals, complete with convenient under stair pantry and direct access to the rear garden, making alfresco dining a real treat. With a little imagination, it's easy to picture your dream kitchen coming to life here.

Upstairs, the home boasts TWO generous DOUBLE bedrooms – one at the front featuring a charming period fireplace, and the other overlooking the garden to the rear. A versatile third single bedroom could also serve as a nursery or perhaps your next HOME OFFICE, or potential to access to the loft for further development subject to planning permissions (SSTP).

The functional BATHROOM benefits from a tiled suite, bath with over-shower, and handy integrated storage, offering the opportunity to reconfigure as you desire.

The real gem is the private suntrap GARDEN to the rear, perfect for unwinding or entertaining friends on warm afternoons.

With Council Tax Band B and endless possibilities to make it your own, this property is an exciting BLANK CANVAS just waiting for your personal touch! Book your viewing today and imagine the possibilities.

LOCATION - Pudsey, Leeds, blends small-town charm with excellent city connections, sitting between Leeds and Bradford with quick road, bus, and rail links to both. The property market offers something for everyone, from modern apartments and cosy terraces to spacious family homes and characterful period properties. Green spaces are in abundance, with Pudsey Park, Fulneck Golf Club, and the nearby Tong Valley providing room to walk, relax, and enjoy the outdoors. The bustling town centre features independent shops, cafés, restaurants, and traditional pubs, alongside supermarkets

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

LIVING ROOM

11'0" x 13'1" (3.37 x 4.00m)

KITCHEN DINER

16'10" x 9'10" (5.15 x 3.02m)

BEDROOM ONE

10'6" x 13'1" (3.22 x 4.01m)



BEDROOM TWO

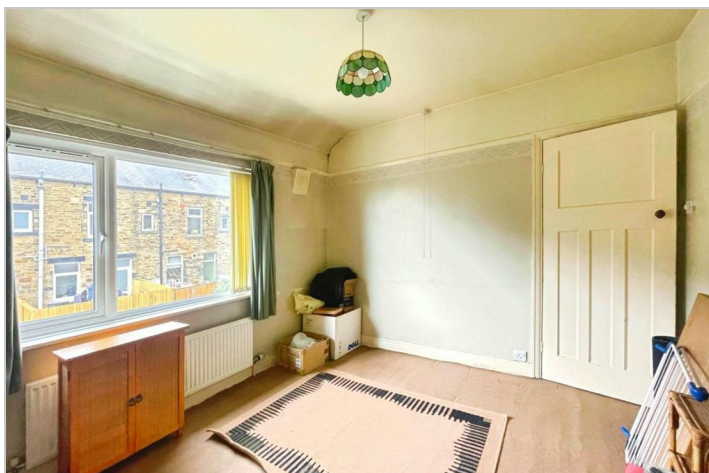
10'6" x 10'0" (3.22 x 3.07m)

BEDROOM THREE

6'0" x 8'3" (1.83 x 2.52m)

BATHROOM

5'9" x 7'0" (1.77 x 2.15m)



An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

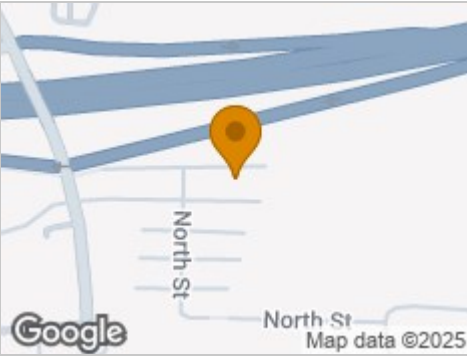
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Road Map



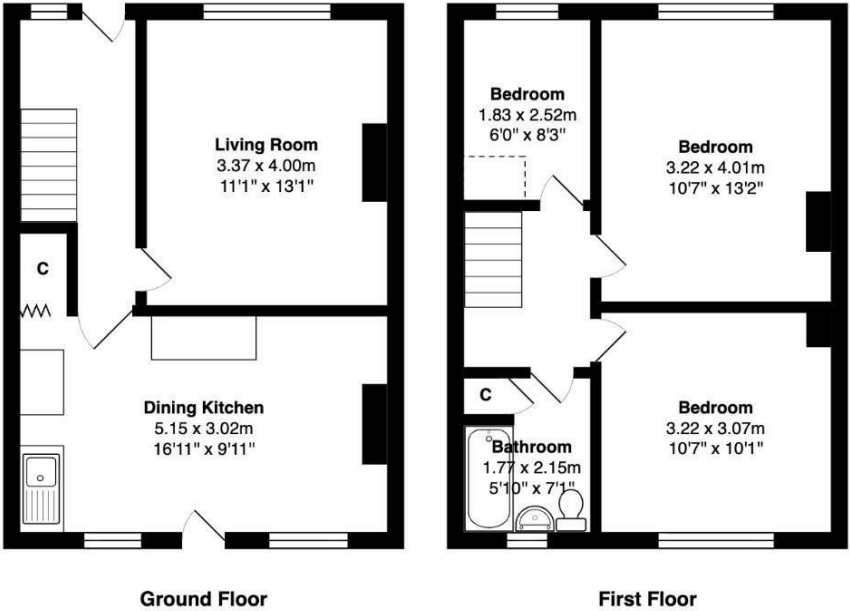
Hybrid Map



Terrain Map



Floor Plan



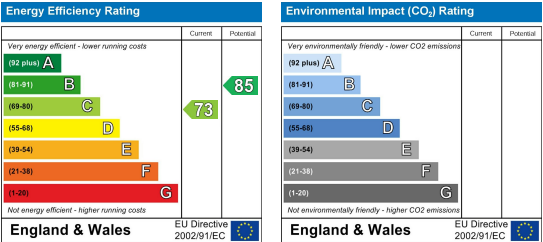
Total Area: 73.9 m² ... 796 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.