

# HUNTERS<sup>®</sup>





HERE TO GET *you* THERE



## Coal Hill Lane

Rodley/Farsley Border, Leeds, LS13 1DD

Guide Price £175,000

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Council Tax: C





# 85B Coal Hill Lane

Rodley/Farsley Border, Leeds, LS13 1DD

## Guide Price £175,000



- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Charming detached bungalow
- Sought-after Rodley/Farsley border
- Extensive plot with garage
- Potential to extend - subject to planning permission
- Well-sized conservatory to rear
- Large drive for off-street parking

For Sale by Modern Auction – T & C's apply

Welcome to this charming DETACHED BUNGALOW, ideally situated in a highly sought-after location on the Rodley/FARSLEY border. The property is an excellent BLANK CANVAS, presenting a fantastic opportunity for those looking to put their own stamp on their new home.

The bungalow comprises a well-sized LIVING ROOM featuring a cosy fireplace and leading to a CONSERVATORY, offering a versatile space for relaxation or entertainment. The KITCHEN is fully functional and benefits from an integrated oven, tiled flooring and ample wall and base units, providing plenty of space to suit your needs.

Accommodation includes TWO comfortable DOUBLE BEDROOMS. The main bedroom enjoys the convenience of fitted wardrobes, while the second bedroom provides ample room for furniture and a view of the garden. The property further benefits from a MODERN BATHROOM equipped with a W/C, bath, and SEPARATE shower catering to all your needs.

Among the unique features of this property are its EXTENSIVE PLOT and private rear GARDEN- a perfect spot for outdoor relaxation, with a LARGE DRIVE for off-street parking and a detached brick-built GARAGE.

The LOCATION is particularly appealing. Proximate to public transport links, local amenities, nearby schools and parks, the property offers a blend of convenience and tranquillity. For those who enjoy leisurely strolls, local walking routes are also easily accessible and located on the sought-after FARSLEY border.

Overall, this bungalow is an IDEAL purchase for families looking for a property they can make their own, in a location that offers both a vibrant community feel and easy access to the wider amenities!

### **\*\*AUCTIONEER COMMENTS\*\***

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Tel: 0113 257 6198

## ENTRANCE HALL

## KITCHEN

11'6" x 10'1" (3.52 x 3.09m)

## LIVING ROOM

16'5" x 10'3" (5.01 x 3.13m)

## CONSERVATORY

11'3" x 9'2" (3.44 x 2.80m)

## BEDROOM ONE

13'1" x 10'3" (4.00 x 3.13m)

## BEDROOM TWO

11'6" x 9'3" (3.52 x 2.82m)

## BATHROOM

8'3" x 6'4" (2.54 x 1.95m)

## GARDENS & DRIVE

## DETACHED GARAGE



Road Map



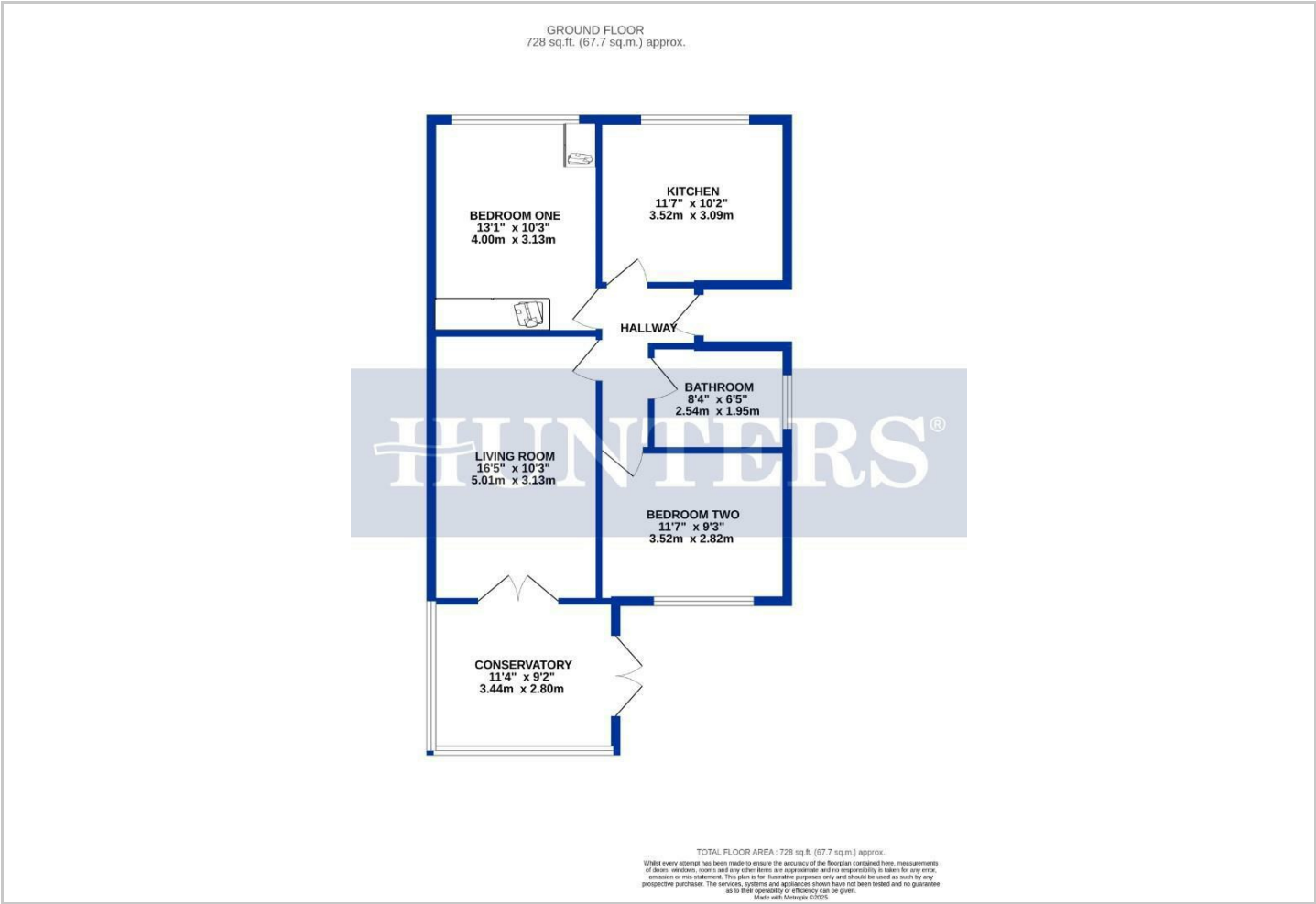
Hybrid Map



Terrain Map



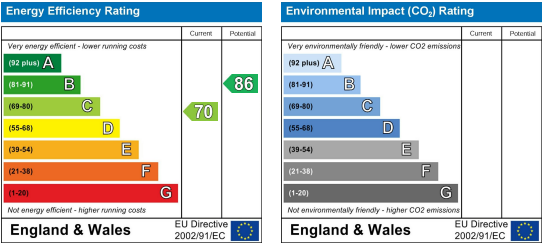
Floor Plan



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.