



## Church Street

Morley, Leeds, LS27 7AL

By Auction £78,000



FOR SALE BY MODERN METHOD OF AUCTION (T & Cs APPLY) - STARTING BID OF £78,000 PLUS RESERVATION FEE.

Offered for sale is this individual two-bedroom family home with a range of exposed beams. The property is highly deceptive and must be viewed internally to appreciate full the size and layout. The main benefits of this property are the good sized bedrooms, all big enough for a double bed. The property is in need of complete refurbishment and would make an ideal project for a property developer or first time buyer looking to for their first property renovation project to suit their own timescales and individual budgets. Situated in a quiet neighbourhood of Leeds, the property provides excellent access to education: minutes away from Gildersome Primary School (rated good) and a bus ride away from The Morley Academy (among the top 15% of secondary schools nationally). Local services include National Rail from Morley and Cottingley. Church Street in Gildersome, Morley is in the Yorkshire and The Humber region of England. The postcode is within the Morley North ward/electoral division, which is in the constituency of Leeds Southwest and Morley.



## AUCTION NOTES

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. 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.

## ENTRANCE

Through hardwood door into open lounge with staircase

## LOUNGE 15'4" x 13'3" (4.68m x 4.06m)

Feature stone fire place with wooden beams to ceiling, with window to the front

## KITCHEN 11'4" x 6'9" (3.46m x 2.06m)

Fitted with a range of floor base units with contrasting worktops with sink with taps, window to the front and hardwood door to the side.

## DOWNSTAIRS BEDROOM 10'7" x 8'3" (3.25m x 2.54m)

A double bedroom with window to the side

## LANDING

Access to first floor bedroom and shower room.

## BEDROOM 1 11'11" x 9'9" (3.65m x 2.99m)

A double bedroom with exposed beam to the ceiling

## SHOWER ROOM

Fitted with a corner walk in shower cubicle with attached shower, low level WC and wash hand basin and double glazed window to the front.

## AUCTION PACK LINK

Auction pack link below

[https://api.iamsold.co.uk/api/iamproperty/information/download-bip?  
auction\\_pack=59cd5218f2d74240a362cfa7a4fd1267&chk=3e4ea](https://api.iamsold.co.uk/api/iamproperty/information/download-bip?auction_pack=59cd5218f2d74240a362cfa7a4fd1267&chk=3e4ea)

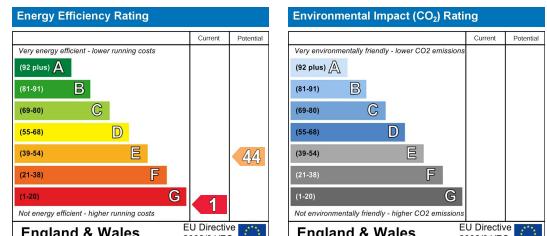
## Area Map



## Floor Plans



## 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.