



HOME
MARKETING & MANAGEMENT

VICTORIA ROAD, PUDSEY LS28 7SW

STARTING BID £150,000

End Town House

Three Bedrooms (Two Doubles)

Large Garden Plot To Three Sides

Dining Kitchen & Side Porch

Upvc Double Glazing

Development Potential (STP)

Popular Pudsey Location

Good Sized Living Room

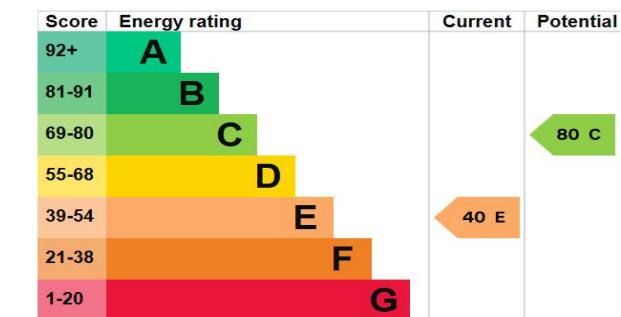
Drive off Cul-de-sac

Fitted Bathroom Suite



STARTING BID £150,000**GENERAL DESCRIPTION**

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000



The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

Pudsey, 4 The Ives, Lidget Hill,
Pudsey, West Yorkshire LS28 7DS
Tel: 0113 2 361 461

www.hOMEMM.co.uk

**ROOM MEASUREMENTS**

HALL 5' 2" x 4' 4" (1.57m x 1.32m) max

LIVING ROOM 14' 2" x 11' 10" (44.86m x 3.61m) max

DINING KITCHEN 15' 0" x 9' 9" (4.57m x 2.97m)

PORCH 10' 2" x 6' 9" (3.1m x 2.06m)

STAIRS & LANDING 6' 3" x 5' 7" (1.91m x 1.7m)

DOUBLE BEDROOM 1 16' 0" x 9' 2" (4.88m x 2.79m) max

DOUBLE BEDROOM 2 9' 2" x 8' 6" (2.79m x 2.59m) max

BEDROOM 3 10' 4" x 5' 7" (3.15m x 1.7m) max

BATHROOM 6' 3" x 5' 6" (1.91m x 1.68m)

AUCTIONEERS ADDITIONAL COMMENTS Partitions on 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 procedures 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.

OPENING HOURS**Pudsey Office**

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed