



**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



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### GENERAL DESCRIPTION

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

A three bedroom end town house occupying a large plot with potential for extension or development (subject to planning permission and building regulations) in the market town of Pudsey.

Will be of particular interest to DIY enthusiasts and developers seeking a property with huge potential and benefitting from: Upvc double glazing; electric storage heaters; good sized dining kitchen; large storage shed, drive. Offers good commuting access to both Leeds & Bradford and an early inspection is recommended to appreciate the location and the opportunity this property presents.

TENURE  
Freehold

### ROOM MEASUREMENTS

**HALL** 5' 2" x 4' 4" (1.57m x 1.32m) max  
**LIVING ROOM** 14' 2" x 11' 10" (4.48m 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** Partners 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 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.

### OPENING HOURS

#### Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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.