

MARTIN&CO

Bedford Green

Auction Guide Price £145,000

***MODERN METHOD OF AUCTION** **CHAIN-FREE** **MODERNISED THREE BEDROOM SEMI-DETACHED HOME** **SUPERB CORNER PLOT** Situated in a sought-after Horsforth location, just a short distance from the railway station, this attractive three-bedroom home is ideal for first-time buyers and families alike. The property offers a spacious living room, a modern kitchen with breakfast bar, three well-proportioned bedrooms and a contemporary bathroom. Outside, there is a private rear garden, additional lawned areas and a driveway providing off-street parking for two cars, leading to a detached garage with electricity.*



Key Features:

- FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION
- OFFERED TO THE MARKET CHAIN-FREE
- GENEROUS CORNER PLOT
- MODERN KITCHEN FITTED WITH INTERGRATED APPLICATIONS
- SPACIOUS THROUGH LOUNGE
- THREE BEDROOMS
- PRIVATE REAR GARDEN
- DRIVEWAY PROVIDING OFF-STREET PARKING FOR TWO CARS
- DETACHED GARAGE WITH ELECTRICITY
- SOUGHT-AFTER LS16 LOCATION



Property Description

First Floor

Lounge

This exceptionally spacious through lounge offers generous living and dining space, making it ideal for both relaxing and entertaining. The room benefits from neutral décor and carpeted flooring, with dual-aspect double-glazed windows to the front and rear elevations, allowing plenty of natural light.



Kitchen

The kitchen features a range of wall and base units with complementary work surfaces and under-unit lighting. Integrated appliances include a fridge freezer and washing machine, alongside an electric oven and hob, a sink and drainer unit and an integrated wine rack. Further benefits include ceiling spotlights, a radiator, double-glazed windows to the rear and side elevations, and a door providing access to the garden.



Hallway

Stairs lead to the first floor, with doors providing access to the kitchen and lounge.

Second Floor

Bedroom One

A large double bedroom offering ample space for a double bed and additional bedroom furniture. The room benefits from neutral décor and carpeted flooring, with a double-glazed window to the front elevation.

Bedroom Two

A good-sized double bedroom offering ample space for a double bed and additional bedroom furniture. The room is finished with neutral décor and carpeted flooring, creating a light and versatile space. A double-glazed window overlooks the front elevation.

Bedroom Three

Bedroom three is a single bedroom, featuring neutral décor and carpeted flooring. The room would be ideally suited as a nursery, home office or guest bedroom.

Bathroom

The modern bathroom is fully tiled throughout and features a white three-piece suite comprising a bath with overhead shower and glass screen, a wash basin with vanity unit and mirrored cabinet above, and a WC. The bathroom is finished in a neutral colour scheme, creating a clean and contemporary feel.

Outside

The property occupies a generous corner plot, with a front garden laid to lawn and a pathway leading to the property. To the rear, there is a private lawned garden, providing an ideal space for outdoor relaxation. The property further benefits from a driveway offering off-street parking for two cars.

Garage

The property also benefits from a detached garage with electricity, providing useful additional storage or potential space.

Non Standard Construction

Please note: The property is of non-standard Myton construction, and no PRC certificate is available. Buyers intending to purchase with a mortgage are advised to check the suitability of the construction with their mortgage adviser before proceeding.





3 **1** **Garage/Off-Road Parking** **Council Tax = A**

1 **Freehold** **Semi-Detached** **EPC = 75C**













FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION

STARTING PRICE £145,000 PLUS RESERVATION FEE'S APPLY

This property is for sale by the online Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction allows the purchaser 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% plus vat to a minimum of £5,500 + vat (£1,100.00) = (£6,600.00) which secures the sale and takes the property off the market. Fees paid to the Auctioneer are in addition to the price agreed. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to a reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. T&C'S apply to the online Modern Method of Auction, which is operated and powered by Advanced Property Auction.

