



Bawn Approach, Leeds LS12 5BR

welcome to

Bawn Approach, Leeds

Spacious three bedroom terrace with vacant possession, ideally situated close to local bus routes, providing easy access to nearby towns, amenities, and schools—perfect for families and commuters alike.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Property Information

Offered with no onward chain and priced to sell, this well-proportioned three-bedroom mid-terrace property is available via the modern method of auction, making it an excellent opportunity for both first-time buyers and investors.

The home benefits from generous living accommodation, practical features throughout, and a desirable south-facing garden, allowing for plenty of natural light. Gas central heating installed approximately 7 years ago. Double glazed.

Multiple bus stops nearby including Butterbowl Grove & Farnley Academy stops. Regular routes provide access to Leeds City Centre, Pudsey &

surrounding areas. Nearby green spaces and parks in Farnley and Pudsey.

Lounge

A large, welcoming lounge featuring dual aspect windows, allowing light to flow through the space. The room also benefits from underfloor heating, creating a comfortable and modern living environment.

Kitchen

Fitted with a range of wall, base, and drawer units, with space and plumbing for a washing machine. A PVC door provides access to the rear garden.

Downstairs Wc

Convenient ground floor WC, ideal for family living.

Landing

Includes a useful storage cupboard

Bedroom One

A spacious double bedroom to the rear.

Bedroom Two

Rear-facing bedroom with carpet flooring.

Bedroom Three

Front-facing bedroom with built-in storage cupboard and carpet.

Bathroom

Fitted with a three-piece suite and shower over bath.

External

Front Garden -
Attractively decked offering a low-maintenance outdoor space.

Rear Garden -

A south-facing garden perfect for enjoying the sun complete with a shed for additional storage.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious three bedroom with no chain
- Downstairs WC

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116979 - 0003

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