



Clayton Street | Rothwell | LS26 0BA

Guide Price £210,000

Two bedroom detached bungalow | Council Tax Band C | EPC Rating D

**Emsleys** | estate agents

\*\*\*TUCKED AWAY LOCATION. RARE OPPORTUNITY. VACANT POSSESSION & NO CHAIN. \*\*\*

View, bid, buy! For sale by Modern Method of Auction; Starting Bid Price £210,000 plus Reservation Fee. (Please see agents notes for further information).

This two-bedroom detached bungalow is offered for sale and represents a suitable opportunity for buyers seeking a property that needs renovation. Situated in Rothwell, Leeds, the home has gas central heating and PVCu double glazing, as well as off-street parking, car port/open garage and a garden.

The accommodation comprises one reception room, one kitchen and one bathroom, together with two bedrooms arranged over a single level, making the layout practical and accessible. The property's condition provides scope for a purchaser to update and configure the interior to their own requirements.

Rothwell offers a range of local amenities including everyday shopping, medical services and leisure facilities. The town centre is within easy reach, providing additional services and supermarkets.

Public transport links are available via local bus services connecting Rothwell with Leeds city centre and surrounding districts. For rail travel, Woodlesford station is accessible by a short drive or bus journey, offering services to Leeds, which typically take around 10 minutes, and onward connections to regional and national destinations.

The location provides access to local schools and is convenient for commuters travelling into Leeds, Wakefield and nearby employment hubs via the wider road network. The garden and parking enhance the overall practicality of the property, particularly for those seeking outdoor space and private vehicle access.

This detached bungalow in Rothwell presents a renovation project with established services and facilities nearby, and may appeal to buyers looking to create a home tailored to their own specification.

### Exterior

Having an access road to the drive and car port entrance at the bottom of Clayton Street. There is an enclosed flagged garden to the rear with lawned garden to the front.

### Agents Notes

This property is for sale by the Modern Method of Auction. Should you book a viewing, offer or bid on the property,

your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT.

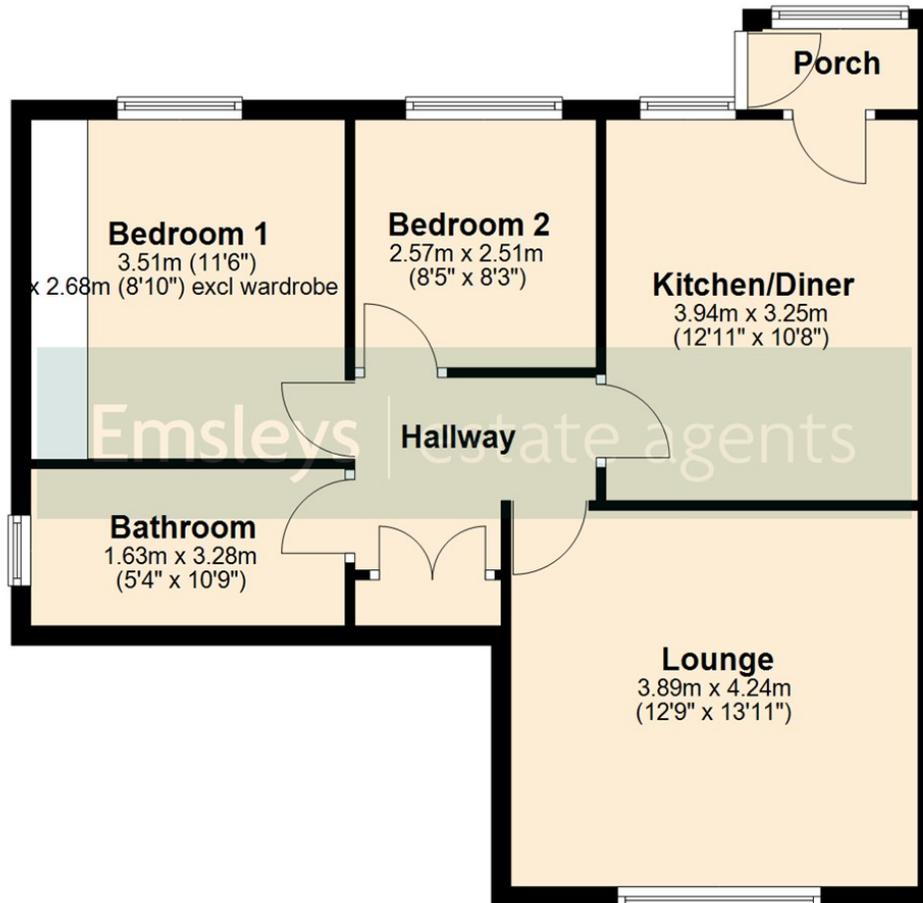
The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



## Ground Floor

Approx. 61.3 sq. metres (659.6 sq. feet)



Total area: approx. 61.3 sq. metres (659.6 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



65 Commercial Street | Rothwell | Leeds | LS26 0QD

t: 0113 201 4040 [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

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