



Bankhouse Lane, Pudsey LS28 8LZ

welcome to

Bankhouse Lane, Pudsey

Ideally positioned for enjoying the best of town and country living, with easy access to local amenities and transport links, while nearby green spaces and countryside walks are close at hand. This combination makes the home particularly appealing to buyers seeking character and convenience.



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

A rare opportunity to acquire a distinctive property with scope to create something truly special. Ideal for investors, developers, or owner-occupiers seeking a unique renovation project.

Offered for sale via Modern Method of Auction and available with vacant possession, this quirky and characterful three-bedroom property presents an excellent opportunity for buyers seeking a full renovation project in a highly appealing setting close to both town and countryside.

The property requires comprehensive refurbishment throughout, including a full re-wire, allowing the next owner to re-imagine and restore the home to their

own specification while retaining its unique charm. The property also benefits from two cellars.

Lounge

11' max x 14' 4" max (3.35m max x 4.37m max)
With high ceilings, bay window.

Kitchen

9' 7" max x 7' 10" max (2.92m max x 2.39m max)
A good space, requires modernisation.

Cellar

Bedroom 1

Double bedroom with fabulous views, fitted wardrobe.

Bedroom 2

11' max x 10' 9" max (3.35m max x 3.28m max)
Double bedroom with bay window.

Bedroom 3

Single bedroom / office.

Bathroom

The bathroom is arranged over two distinct sections, adding to the property's individual character. The first section incorporates a WC with exposed beams, creating a charming, period feel. The second, larger section offers a bath, walk-in shower, WC, and wash basin, providing a practical layout with excellent scope for refurbishment and modernisation while retaining its unique features.

Garden

Mature private garden.

Garage

A garage adds valuable parking or storage, while the property is located on an unadopted road, adding to its individual character and sense of seclusion.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Vacant Possession
- Characterful and quirky layout

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116826 - 0003

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