



Barleyhill Road | Garforth | LS25 1AU

By Auction £350,000

Two Three Bedroom Semi-Detached Houses | Council Tax Band C | EPC Rating F

Emsleys | estate agents

* TWO THREE BEDROOM SEMI-DETACHED PROPERTIES * SOLD VIA MODERN METHOD OF AUCTION * IN NEED OF FULL RENOVATION AND MODERNISATION * GOOD SIZED PLOT *

View, bid, buy! For sale by Modern Method of Auction; Starting Bid Price £350,000 plus Reservation Fee. (Please see agents notes for further information).

Unique opportunity to purchase two three-bedroom semi-detached houses, sold as one plot. Currently listed for sale, these properties are ideally suited for investors looking for a project, as they do require full renovation or a potential building opportunity.

The houses are quite generous in size, each boasting two reception rooms, a kitchen, offering ample space for a number of arrangements and possibilities. Additionally, each house features three bedrooms - two doubles and one single, plus a bathroom and separate W.C.

One of the standout features of these properties is the plot that they sit on. Both properties have a good sized garden area, providing ample outdoor space for each house and offering a myriad of possibilities for landscaping or further development.

The location of these properties further enhances their appeal. They are well-connected with public transport links, making commuting and travel easy. They are also in close proximity to local schools, which could be a significant draw for families. Furthermore, they are conveniently located near local amenities, ensuring that day-to-day necessities are never far away.

Entrance Hall

Stairs to first floor landing, door to:

Lounge 3.53m plus bay x 3.63m max (11'7" plus bay x 11'11" max)

Bay sash window to front, fireplace with tiled surround, radiator.

Sitting Room 4.52m x 3.63m (14'10" x 11'11")

Window to rear, window to front.

Kitchen 1.73m x 4.32m (5'8" x 14'2")

Range of base and eye level units with drawers, stainless steel sink unit with single drainer, double-glazed window to rear, double-glazed window to side, door to under-stairs storage cupboard.

Landing

Window to rear, door to:

Bedroom 1 3.94m x 3.63m max (12'11" x 11'11" max)

Window to side, sash window to front.

Bedroom 2 2.95m max x 3.68m max (9'8" max x 12'1" max)

Sash window to front, door to storage cupboard with porthole window to front.

Bedroom 3 1.75m x 2.67m (5'9" x 8'9")

Window to rear, door to storage cupboard.

Bathroom

Fitted with two piece suite comprising panelled bath and pedestal wash hand basin, tiled surround, window to rear.

WC

Window to rear and W.C.

Entrance Hall

Door to:

Lounge 3.58m plus bay x 3.71m max (11'9" plus bay x 12'2" max)

Double-glazed bay window to front, double-glazed window to side, window to side.

Sitting Room 4.52m x 3.63m (14'10" x 11'11")

Double-glazed window to front, double-glazed window to rear.

Kitchen Area 1.80m min x 4.70m max (5'11" min x 15'5" max)

Window to rear, window to side, door to under-stairs storage cupboard.

Landing

Window to rear, door to:

Bedroom 1 3.58m x 3.68m (11'9" x 12'1")

Window to side, window to front.

Bedroom 2 2.95m x 3.68m (9'8" x 12'1")

Window to front, door to storage cupboard with porthole window to front.

Bedroom 3 1.80m x 2.74m (5'11" x 9'0")

Window to rear.

Bathroom

Fitted with two piece suite comprising panelled bath and pedestal wash hand basin, window to rear.

WC

Window to rear.

Outside

Both properties are located on a good sized plot, with good sized gardens to both the front and rear of the properties, with the addition of a side garden to number 87. There are driveways to both properties, and a garage to number 87.

Agents Note

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

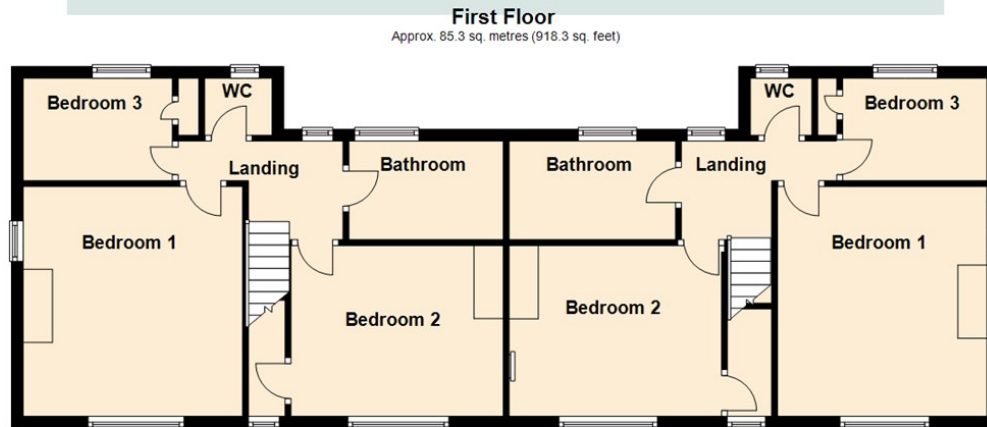
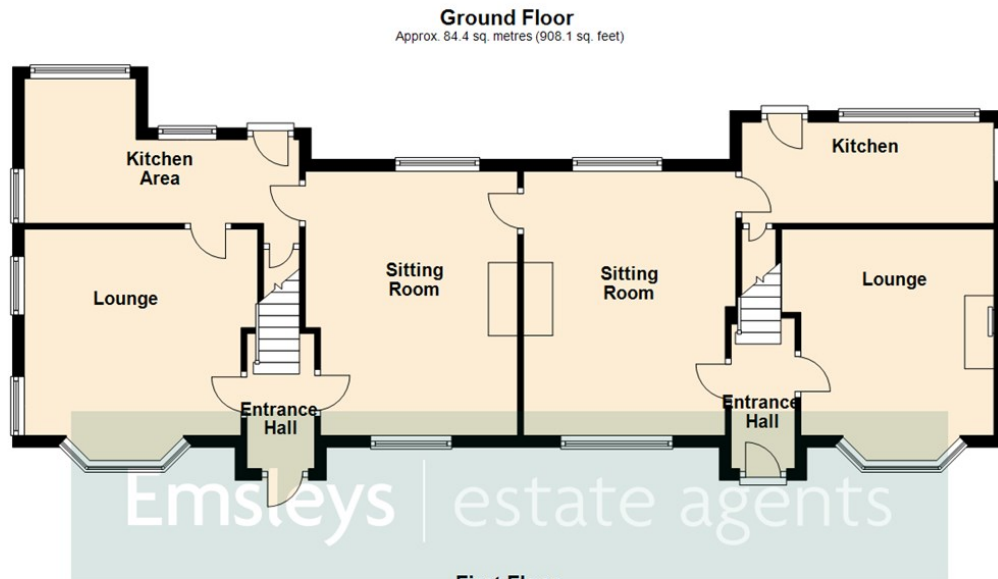
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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.





Total area: approx. 169.7 sq. metres (1826.4 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.

6 Main Street | Garforth | Leeds | LS25 1EZ
t: 0113 286 4000 www.emsleysestateagents.co.uk

Emsleys | estate agents