



**Radcliffe Terrace, Pudsey LS28 8BD**

**welcome to**

**Radcliffe Terrace, Pudsey**

Mid-terrace property offered for sale by Modern Method of Auction, set on a private road with on-street parking. The home is vacant with no onward chain. Benefits include double glazing, central heating, a rear patio, and a lawned front garden with fenced boundary. PRICED TO SELL.



## 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

An excellent opportunity to purchase this two-bedroom mid-terrace property, offered for sale by Modern Method of Auction and priced to sell. The property is vacant, making it ideal for buyers looking for a project, first-time purchasers, or investors. Set on a private road, the home benefits from on-street parking and a pleasant outlook. To the front is a lawned grass area with fenced boundary, providing a defined and welcoming approach. Internally, the property offers well-proportioned accommodation and already benefits from double glazing and gas central heating, providing a solid base for modernisation and improvement. To the

rear is a private patio area, ideal for low-maintenance outdoor space.

## Kitchen

12' 4" max x 7' 11" max ( 3.76m max x 2.41m max )  
Original features to the kitchen. Fitted with wall, base and drawer units, sink with drainer.

## Utility Area

8' 6" max x 5' 6" max ( 2.59m max x 1.68m max )  
Door to rear. Patio area.

## Bedroom 1

12' 1" max x 10' 5" max ( 3.68m max x 3.17m max )  
The master bedroom is a good sized double room.

## Bedroom 2

12' 2" max x 8' 8" max ( 3.71m max x 2.64m max )  
Another good sized double bedroom.

## Bathroom

Modern bathroom with three piece suite, inset sink.

## Loft Space

Push and slide access.

## Front Garden

Lawned grass area. Fenced boundaries.

## Rear Garden

The patio provides a sun trap perfect for enjoying the summer months.



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## Radcliffe Terrace, Pudsey

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Vacant Possession - no onward chain
- SOLD WITH THE WHITE GOODS & FURNITURE

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY116887 - 0004

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