



**Lane End, PUDSEY LS28 9AQ**

**welcome to**

**Lane End, PUDSEY**

An excellent opportunity to acquire this extended three-bedroom semi-detached property offered for sale by the Modern Method of Auction. Situated in a popular residential location in Pudsey this well-proportioned family home offers generous living accommodation,



## 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 fantastic opportunity to purchase this extended three-bedroom semi-detached home situated in a sought-after residential location in Pudsey. Offered to the market with no onward chain the property benefits from gas central heating, double glazing, gardens, garage with power supply and on-street parking. The accommodation briefly comprises an entrance hall, spacious lounge featuring a gas fire, separate dining room and an L-shaped kitchen to the ground floor. To the first floor are two generous double bedrooms with the principal bedroom enjoying a bay window, a single third bedroom and a family

bathroom fitted with a three-piece suite. Further benefits include a part-boarded loft providing useful storage space. Externally, the property enjoys gardens to the front and rear, with the rear garden featuring a raised patio area, ideal for outdoor entertaining and relaxing. A detached garage with power offers additional storage, workshop space or secure parking. Conveniently located close to local amenities, schools, transport links and Pudsey town centre, this property will appeal to a variety of buyers including families, investors and those looking for a project with excellent potential.

## Lounge

A bright and spacious reception room featuring a gas fire as an attractive focal point. The room provides ample space for comfortable seating and benefits from plenty of natural light.

## Dining Room

A separate dining room offering an ideal space for family meals and entertaining guests, with convenient access to the kitchen.

## Kitchen

Fitted with a range of wall and base units the L-shaped kitchen provides good worktop space and room for appliances, creating a practical family kitchen.

## Landing

Providing access to all three bedrooms, the family bathroom and loft hatch leading to the part-boarded loft space.

## Bedroom One

A generously sized double bedroom situated to the front elevation, featuring a bay window which allows for plenty of natural light.

## Bedroom Two

A further good-sized double bedroom overlooking the rear garden.

## Bedroom Three

Single bedroom, ideal as a child's room, guest room or home office.

## Bathroom

Fitted with a three-piece suite comprising panelled bath, wash hand basin and low-level WC.

## Loft Space

Part-boarded loft providing useful additional storage space

## Outside Space

Externally the property benefits from front and rear gardens with the rear garden featuring a raised patio area providing an excellent space for outdoor dining and relaxation.

. On-street parking is also available.

## Garage

A garage with power offers useful storage, workshop potential or secure parking.



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## Lane End, PUDSEY

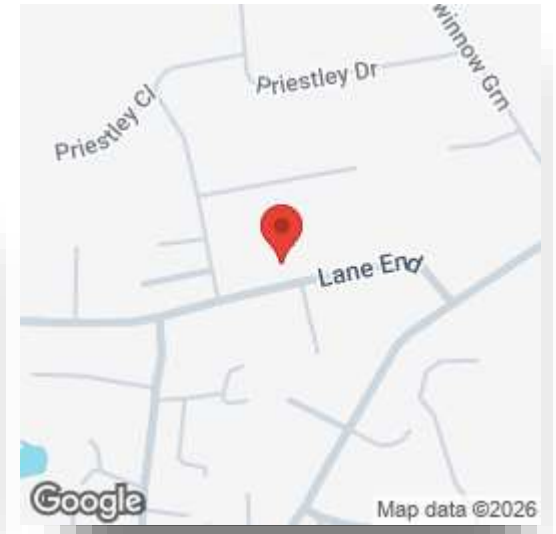
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Extended semi detached home
- Double glazing & central heating throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY117028 - 0002

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