



Fearnville View, LEEDS LS8 3DJ

welcome to

Fearnville View, LEEDS

This detached bungalow offers two double bedrooms, a driveway, detached garage, and generous front and rear gardens. Boasting an array of impressive features throughout, this property is not to be missed.



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.

Porch

Entrance Hall

Welcoming entrance hallway featuring a fitted radiator and carpet flooring.

Lounge

The lounge is a good-sized, cosy living space featuring a large double-glazed bay window to the front allowing plenty of natural light to fill the room. Additional features include a fitted radiator and decorative coving to the ceiling.

Kitchen

The kitchen benefits from a double-glazed side

window and a side external door. While two impressive storage cupboards offer excellent additional storage space. The room is fitted with wall and base units, incorporating a sink with drainer and space for under-counter appliances. There is also a designated area for a breakfast bar, creating a practical space for casual dining.

Bedroom One

A double bedroom featuring a rear double-glazed window and a fitted radiator. The room benefits from an extensive range of fitted wardrobes and cupboards spanning an entire wall, maximising storage space. Further features include attractive coving to the ceiling, adding a touch of character and charm.

Bedroom Two

A well-proportioned double bedroom featuring a rear double-glazed window and a fitted radiator. Presented in neutral décor throughout, the room benefits from attractive coving to the ceiling, adding character and style. Currently utilised as a second sitting room, this versatile space can easily be adapted to suit a variety of needs.

Toilet

The room benefits from a side double-glazed window and is fitted with a WC. Partially tiled walls provide a practical and attractive finish.

Shower Room

The shower room benefits from a front double-glazed window and is fitted with a walk-in shower and wash hand basin. Presented in clean, neutral décor, the room features fully tiled walls, creating a stylish and easy-to-maintain space.

Outside

The property is fully enclosed and accessed via double driveway gates to the front, leading to a driveway that extends along the side of the house to a detached garage at the rear. The front garden features a paved area complemented by mature trees and established planting, creating an attractive

approach to the home.

The rear garden offers a generous outdoor space. Predominantly laid to lawn, the garden also benefits from gravelled pathways and a dedicated seating area, ideal for relaxing or entertaining. Surrounded by mature trees that provide a good degree of privacy, the rear garden further includes a garden shed.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/OAK109931



welcome to

Fearnville View, LEEDS

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109931



Property Ref:
OAK109931 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West
Yorkshire, LS8 2HU



williamhbrown.co.uk