



Sycamore Walk, Farsley Pudsey LS28 5BS

welcome to

Sycamore Walk, Farsley Pudsey

A fantastic opportunity for families, investors or buyers looking for their next renovation project, with the potential to create a wonderful long-term home in a desirable detached setting. Externally, the property enjoys lawned gardens to both the front and rear, together with patio seating areas.



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

Occupying a generous plot with gardens to both the front and rear, this three bedroom detached home offers an exciting opportunity for buyers seeking a property with scope to modernise and add value. Whilst the home has been well cared for over the years, it would now benefit from a programme of updating throughout, making it ideal for those wishing to create a home tailored to their own tastes and requirements. The property benefits from replacement windows fitted by the current owner, a boiler installed approximately five years ago, and a driveway providing off-road parking for up to three vehicles.

Internally, the accommodation includes an entrance hall, spacious through lounge with bay window to the front, separate dining room overlooking the rear garden, fitted kitchen, first floor landing with loft access, two double bedrooms, a single bedroom and a family bathroom.

Entrance Hall

Entrance hall providing access to the principal ground floor accommodation and staircase rising to the first floor landing.

Lounge

A spacious and light-filled through lounge featuring a bay window to the front elevation, creating an attractive focal point and allowing plenty of natural light. Offering ample space for a range of lounge furniture, this versatile room provides an ideal setting for both relaxing and entertaining.

Dining Room

A generous dining room positioned to the rear of the property, enjoying views over the garden. Providing excellent space for family dining and social gatherings, with scope to create a stunning open-plan living space if desired.

Kitchen

Fitted with a range of wall and base units, the kitchen offers practical workspace and storage. A fantastic opportunity for modernisation, allowing purchasers to redesign and personalise to their own specification.

Landing

Providing access to all first floor rooms and benefiting from loft access.

Bedroom One

A spacious double bedroom located to the front of the property, featuring fitted wardrobes and offering excellent storage.

Bedroom Two

A well-proportioned double bedroom situated to the

rear elevation, overlooking the private garden.

Bedroom Three

A single bedroom with built-in wardrobes, ideal as a child's room, nursery, dressing room or home office.

Bathroom

Comprising a family bathroom suite. Whilst fully functional, the room would benefit from modernisation, presenting an excellent opportunity to add value and create a contemporary spa

Outside

To the front of the property is a lawned garden with patio area and a driveway providing off-road parking for up to three vehicles.

The private rear garden is a particular feature of the property, enjoying a sunny aspect and offering a combination of patio and lawned areas. A true sun trap, perfect for outdoor dining, entertaining and family enjoyment.

Agents Note

Please note that the AML fee covers 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/PDY117174



welcome to

Sycamore Walk, Farsley Pudsey

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached family home
- Replacement windows

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

guide price

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY117174



Property Ref:
PDY117174 - 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 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk