



Grove Avenue, Pudsey LS28 7SB

welcome to

Grove Avenue, Pudsey

Tucked away with a south-facing garden this two-bedroom terrace offers high ceilings, double glazing and central heating. Requiring some updating, the property includes a cellar, church views, vacant possession and is offered for sale by modern auction.



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

Tucked away in a pleasant position this characterful two bedroom terraced property offers spacious accommodation with high ceilings, a south facing garden and excellent potential for buyers looking to modernise and create a home to their own taste.

The property benefits from double glazing, gas central heating, and is offered to the market with vacant possession, making it an ideal purchase for first time buyers, investors, or those seeking a renovation project.

Conveniently positioned in Pudsey, close to the town centre's shops, cafés, supermarkets and everyday

amenities.

Ideal for commuters seeking convenient access to Leeds city centre and West Yorkshire road networks

Lounge

A good sized reception room featuring a gas fire, laminate flooring, high ceilings and a front facing double glazed window.

Kitchen

Fitted with a range of wall and base units incorporating a gas hob. Space for a washing machine and additional appliances. Rear facing double glazed window and access to the cellar.

Cellar

Useful storage area providing additional space.

First Floor Landing

Bedroom One

A spacious double bedroom with attractive church views to the front elevation. Benefitting from high ceilings, laminate flooring, fitted wardrobes and a double glazed window.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin and low flush WC. Lino flooring and obscured double glazed window.

Second Floor

Bedroom Two

A well proportioned double bedroom having a front facing double glazed window, useful storage cupboard and an original feature fireplace.

Outside

The property enjoys a south facing garden, providing a pleasant outdoor space ideal for relaxing and entertaining. The property is tucked away in a convenient position and is offered for sale with vacant possession.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Vacant Possession
- Double Glazing, Central Heating

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

£145,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY116859 - 0002

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