



Wakefield Road, Gildersome Leeds LS27 7HH

welcome to

Wakefield Road, Gildersome Leeds

READY TO MOVE INTO with NO ONWARD CHAIN is this FOUR/FIVE BEDROOM END TERRACE, situated close to both Gildersome Village and Morley Town Centre and having good access to motorway links and good schools.

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.

Entrance Hall

Composite door to the front, gas central heating radiator, storage cupboard.

Living Room

uPVC double glazed window to the front, gas central heating radiator, useful storage cupboard.

Dining Room/Bedroom

uPVC double glazed window to the rear and side, gas central heating radiator, useful storage cupboard.

Kitchen

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven and induction hob, space for other appliances, uPVC double glazed window to the rear.

Basement Cellar 1

15' 2" x 15' 5" (4.62m x 4.70m)

Basement Cellar 2

16' x 15' 2" (4.88m x 4.62m)

Basement Cellar 3

10' x 6' 5" (3.05m x 1.96m)

First Floor Landing

Gas central heating radiator.

Bedroom One

uPVC double glazed window to the front, gas central heating radiator, walk-in wardrobe and additional office space with a gas central heating radiator and double glazed window to the front.

Bedroom Two

uPVC double glazed window to the side and rear, gas central heating radiator, walk-in wardrobe.

House Bathroom

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, tiled floor and walls, gas central heating radiator, uPVC double glazed window to the rear.





Second Floor Bedroom Three

uPVC double glazed window to the side, eaves storage space.

Second Floor Bedroom Four

Wooden framed double glazed skylight, feature fireplace, eaves storage space and access into the ensuite.

Ensuite

A shower cubicle, low level flush WC, wash hand basin, loft access.

Loft Space

7' x 6' 9" (2.13m x 2.06m)

Exterior

Garden area to the front and a paved area to the rear, parking spaces.



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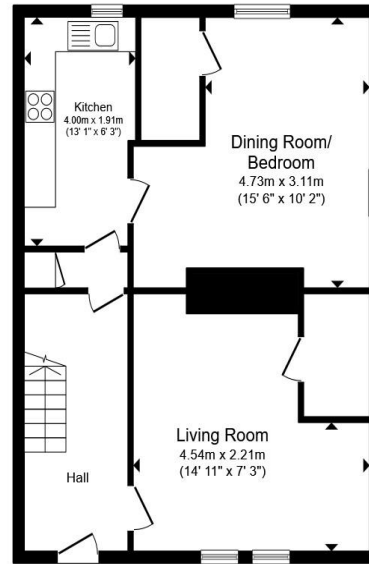
Wakefield Road, Gildersome Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four/Five bedroom end terrace
- No onward chain

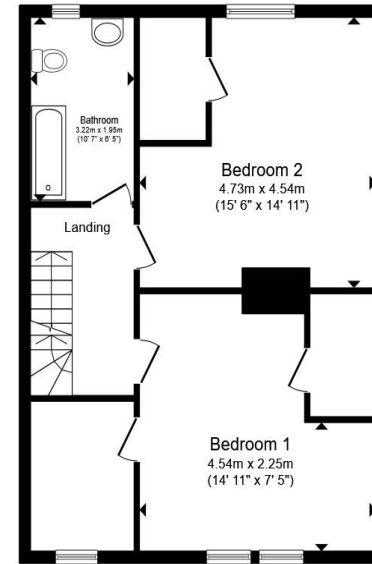
Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

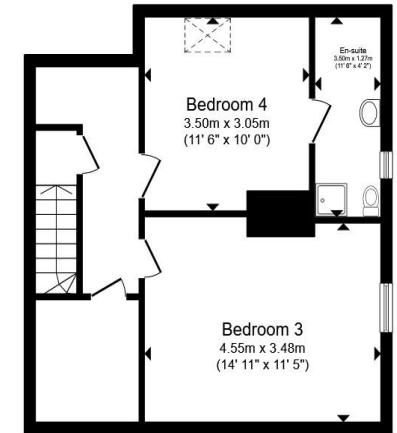
£225,000



Ground Floor



First Floor



Second Floor

Total floor area 168.8 m² (1,817 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
MLY111928 - 0002

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