



King Street, Stanningley Pudsey LS28 6AS

welcome to

King Street, Stanningley Pudsey

A BEAUTIFULLY PRESENTED period property boasting good sized accommodation as well as ENCLOSED GARDEN and OFF ROAD PARKING. Situated within a TUCKED AWAY LOCATION and offered for sale with NO ONWARD CHAIN.



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

Offered For Sale by Modern Auction, this charming semi-detached property on King Street presents an appealing blend of character and practicality. Featuring two well-proportioned bedrooms, attractive period features, a welcoming front garden and a spacious cellar offering excellent storage or future potential, the property also benefits from allocated parking and is available with no onward chain. An excellent opportunity for buyers seeking a home with character and scope in a convenient location.

Lounge

A spacious lounge featuring a double-glazed front window, wooden flooring, spotlights, a radiator, and a charming log-burner fireplace.

Kitchen Diner

A spacious kitchen-diner with wooden flooring and a high ceiling, featuring an integrated oven with gas hob, extractor fan, sink and drainer, and an integrated fridge-freezer. Wall and base units provide ample storage, while a double-glazed front window brings in natural light. There is also a radiator and plenty of room for a table with four chairs.

Cellar

A large cellar spanning the full floor space, benefiting from existing lighting and a radiator,

Landing

A well-appointed landing offering access to a loft via a pull-down ladder, providing convenient additional storage space.

Bedroom One

Bedroom One features charming exposed beams and wooden flooring, complemented by a radiator and a double-glazed front window that brings in plenty of natural light. Built-in wardrobes provide convenient and stylish storage.

Bedroom Two

Bedroom Two includes a double-glazed front window, soft carpeting, and a radiator for year-round comfort. Built-in storage and a fitted desk create a practical and well-organised space.

Bathroom

The bathroom includes a frosted double-glazed rear window and an extractor fan, with spotlights providing a clean, modern finish. It features a bath with shower over, a WC, a wash basin, and a radiator for added comfort.

Front Garden

The front garden offers a private outdoor space

featuring a patio area, a neat lawn, and fenced borders that provide both definition and seclusion.

Parking

The property benefits from two allocated parking spaces, with access provided via a private road.

Outbuilding



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Attractive period features
- Two well proportioned bedrooms

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117283 - 0003

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