MARTIN S.
ESTATE AGENTS
LONSDALE







537 Leeds Road, Thackley, BD10

Guide Price

£140,000

NO CHAIN

GOOD SIZE EDWARDIAN TERRACE

REAR SOUTH FACING GARDEN

WOOD BURNING STOVE

UPVC DG

THINK OF THIS PROPERTY BEING USED AS A 3 BEDROOM HOME

2/3 BEDROOMS

ORIGINAL FEATURES

GCH & NEW COMBI-BOILER

NO CHAIN

REDUCED & PRICED TO SELL

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Members of the Guild of Professional Estate Agents

REDUCED * REDUCED *** REDUCED *** NO CHAIN *** NO CHAIN *** NO CHAIN *** PRICED TO SELL * THIS PROPERTY COULD BE USED AS A 3 BEDROOM IDEAL TEENAGER FACILITY HOWEVER SEE THE NOTES BELOW * GOOD SIZE EDWARDIAN TERRACE * ACCOMMODATION ON 3 FLOORS * ORIGINAL FEATURES * WOOD BURNING STOVE * REAR SOUTH FACING GARDEN * GCH AND ONE YEAR OLD COMBI BOILER * UPVC DG * OFFERS WALK IN ACCOMMODATION * INTEGRATED ITEMS IN THE KITCHEN DINING ROOM * A GREAT BUY FOR A FTB COUPLE OR A YOUNG FAMILY * NO CHAIN SALE ***



THINK OF THIS PROPERTY AS A 3 BEDROOM WITHOUT THE PAPER WORK TO LEGALLY CONFIRM.



For sale by Modern Method of Auction: Starting Bid Price £140,000 plus Reservation Fee. This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 4.2% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation from and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to the Modern Method of Auction, which is operated by "Regional Auction name powered by iam-sold Ltd" or "iam-sold Ltd". TO VIEW OR MAKE A BID – Contact "Martin Lonsdales " or visit: www.lonsdales-estates.co.uk. The property is for sale by the North West -FOR SALE BY THE THE MODERN METHOD OF AUCTION.



Here we have an Edwardian terrace situated in the highly sought after village of Thackley, comprising, hall, lounge with wood burning stove, modern fitted kitchen dining room with integrated items, cellar, first floor, 2 bedrooms both with fitted robes, modern bathroom suite in white, second floor room which could be used as a bedroom (no building reg's) or as an occasional room, rear south facing garden, Upcv dg, gch and one year old combi-boiler. Offers a couple or a young family a good size home with original plaster cornices and high ceilings, with modern fitted accommodation. NO CHAIN SALE. The property offers well planned accommodation with the added benefit of a second floor room which could be utilised as a bedroom (no building regs) if required. PRICED TO SELL. JUST REDUCED.



PARTICULARS MISREPRESENTATION ACT 1967 These particulars do not form any part of any contract and any statements are made without responsibility on the part of the agents or the clients. Applicants must investigate for themselves that statements are correct and no agents whether Director or Employee has the authority to make any representation or warranty whatsoever in respect of this property NB FITTED APPLIANCES /MAINS HAVE NOT BEEN TESTED FOR WORKING ORDER. All measurements have been taken using electronic measuring devices and are only approximate.

Entrance: Front Upvc door into the hall, staircase.

Lounge: 4.30m x 4.18m (14'1 x 13'8). Upvc dg fire window to front, two radiators, original cornice, picture rail and ceiling rose, recessed brick fireplace with a wood burning stove, plank effect laminate floor, internal door leads down to the cellar, house the combi-boiler, glazed French doors lead onto the:-

Kitchen Dining Room: 4.64m x 3.37m (15'2 x 11'0). Range of modern wall & base units in high gloss white, granite effect work tops with white brick tiling above, stainless steel extractor hood over a 4 ring gas hob and built in stainless steel electric oven, integrated fridge freezer and dishwasher, stainless steel bowl and drainer with mixer tap, laminate plank flooring, inset chrome ceiling lights, two Upvc dg windows to rear, rear entrance door, extensive built in storage cupboards.

Landing & Storage: Radiator.

Bedroom 1: 3.63m x 3.46m (11'10 x 11'4). Upvc dg window to front, fitted robes, radiator, dressing room area with Upvc dg window to front.

Bedroom 2: 3.38m x 2.81m (11'1 x 9'2). Upvc dg window to rear, radiator, fitted robes.

Bathroom: Modern three piece suite in white, fully tiled to the walls and floor, shower screen with electric shower over the bath, chrome fittings, wash basin set on a vanity unit, heated chrome towel rail, frosted Upvc dg window.

Staircase:

Attic Occasional room/Bedroom 3: 4.62m x 3.22m ceiling beam to beam (15'1 x 10'6). Two dg velux windows, radiator. (No building reg's).

Externally: To the front is a flagged small garden with steps and railing support to the front. To the rear is an enclosed flagged and tiered south facing garden, residents access.

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