



LANE END, PUDSEY,
WEST YORKSHIRE,
LS28 9AD
£100,000

2 Bedroom House

LINLEY &
SIMPSON

PERFECT for INVESTORS and lovers of CHARACTER PROPERTIES. This stone cottage is for sale via THE MODERN METHOD OF AUCTION. The house dates back to the 1700's (circa) and access to it is via neighbouring land; but inside it is a large property with bags of charm, two double bedrooms and two bathrooms too.

Pudsey is a historic market town in West Yorkshire boasting all the amenities one could ever need. There is a bustling town centre with an outdoor market, a wide range of shops and services and fantastic transport links. Pudsey is very well located for commuting sat geographically between Leeds and Bradford with road, bus and rail links to both West Yorkshire Cities. This very sought after area has a fantastic mix of properties, ranging from 1800's stone built houses to modern luxury developments; but still manages to retain the community feeling which makes Pudsey stand out in Yorkshire! There are a range of bars, restaurants and social amenities too as well as close by walks in the local countryside.

Ground Floor

Entrance - Front entrance to the property is via number 31's front garden on Lane End, 29 has a legal right of way over the land but it does belong to 31. The front door leads into a nice internal porch which is a great space to hang coats and store shoes after enjoying the local countryside.

Living/ Dining Room - The main reception room in the house is the large living/ dining room which spans the full depth of the house. This large room is heated not only by gas central heating but also with a wood burning fire in the exposed stone hearth. To the rear of the room and house there are wooden French doors which flood the room with natural light.

Kitchen/ Diner - The kitchen/ diner is a nicely sized room accessed via the living room, there are units to the rear of the house with ample worktop space, and towards the front of the room there is a large open space where a dining table would be well at home.

First Floor

Master Bedroom - The master bedroom on the first floor and is a rear-facing double bedroom. This is a nice, bright room with a large double bed within as well as space for wardrobes and other furnishings too. This room has recently been re-plastered and just needs a touch up to enhance its beauty.

Bedroom Two - The second bedroom is also located on the first floor and is another large double bedroom with high ceilings. The second bedroom has an en-suite shower room within which makes two bathrooms in the house.

House Bathroom - The house bathroom is located on the first floor at the front and benefits from a full sized bath with over-head shower, toilet and hand basin within as well as a heated towel rail.

External - The yard outside the front door is actually land owned by number 31 but there is a legal right of passage over to gain access to 29. At the rear of the house via the French doors there is a modest garden space which could be converted similar to the neighbours behind and turned into decking etc. There is some ivy growing up the rear of the house currently that the vendors are having removed as it is causing a slight (but fixable) issue in the second bedroom. The house has been priced with some works in mind but will make a fantastic, two double bedroom home when loved by a new buyer.

Modern Method Of Auction Sale - This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

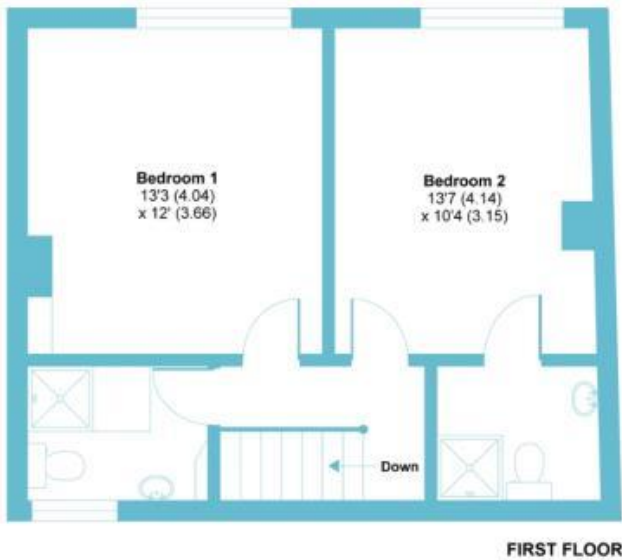
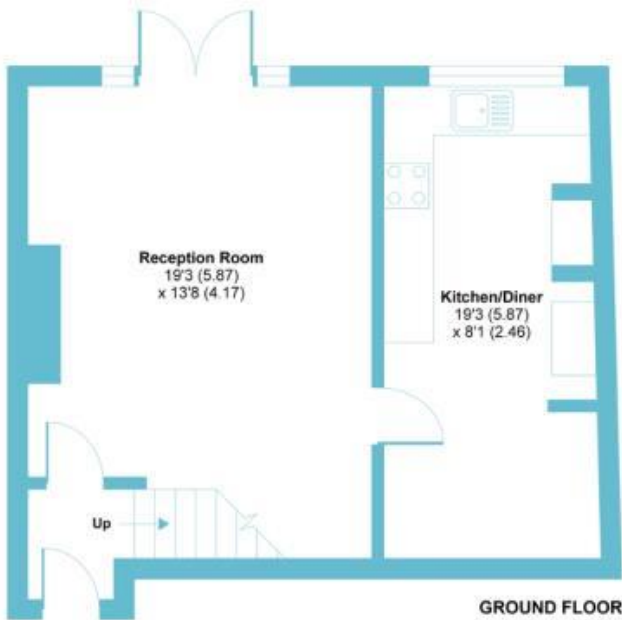
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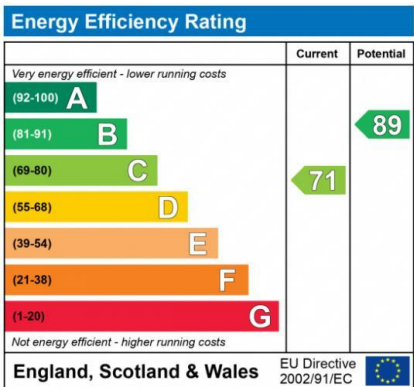
Lane End, Pudsey, LS28

Approximate Area = 898 sq ft / 83.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Linley & Simpson. REF: 750670



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

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