



WOOD LANE,
HORSFORTH, LEEDS,
LS18 4HH
£240,000

3 Bedroom House

LINLEY &
SIMPSON

FOR SALE BY MODERN METHOD OF AUCTION. Boasting one of the most sought after residential addresses in the North of Leeds, this well presented three-bedroom semi-detached family home offers spacious and modern living with versatile living accommodation including entrance hallway, living room, dining room and kitchen. The first floor of the property comprises three good-size bedrooms and family bathroom. The property is positioned on a corner plot and offers off street parking leading to the detached garage.

The property is within easy reach of a wide range of excellent amenities including good schools for all ages, local shopping facilities, bars, restaurants and indeed Leeds Bradford airport. An early inspection is a must to appreciate the size and calibre on offer.

GROUND FLOOR

ENTRANCE HALL - The entrance hall is ideal for the family to take their shoes off and gives access to the ground floor accommodation.

LIVING ROOM - The living room has a double glazed bay window to the front, radiator, TV point and feature tiled hearth.

DINING ROOM - Ideal for entertaining the spacious dining room has double glazed window to rear, TV point and radiator.

KITCHEN - The kitchen area has a range of base and wall mounted units with complementary work surfaces, a range of free appliances and views across the rear garden. Under stairs storage/pantry, double glazed window to the rear and door to the side.

FIRST FLOOR

LANDING - With a double-glazed window to side and access to roof space.

BEDROOM ONE - Double-glazed window to rear, TV point and radiator.

BEDROOM TWO - The second double-glazed window to front, TV point and radiator.

BEDROOM THREE - Double-glazed window to rear and radiator.

FAMILY BATHROOM - The modern family bathroom comprises of a wash hand basin, low flush wc and P-shaped bath with shower above. The room is part tiled to walls and wood effect flooring. Double-glazed window to the rear and radiator.

OUTSIDE - The family home is positioned on a corner plot and is mainly laid to lawn and fencing to the boundaries. There is off street parking to the side leading to the detached garage.

AGENTS NOTES - 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.

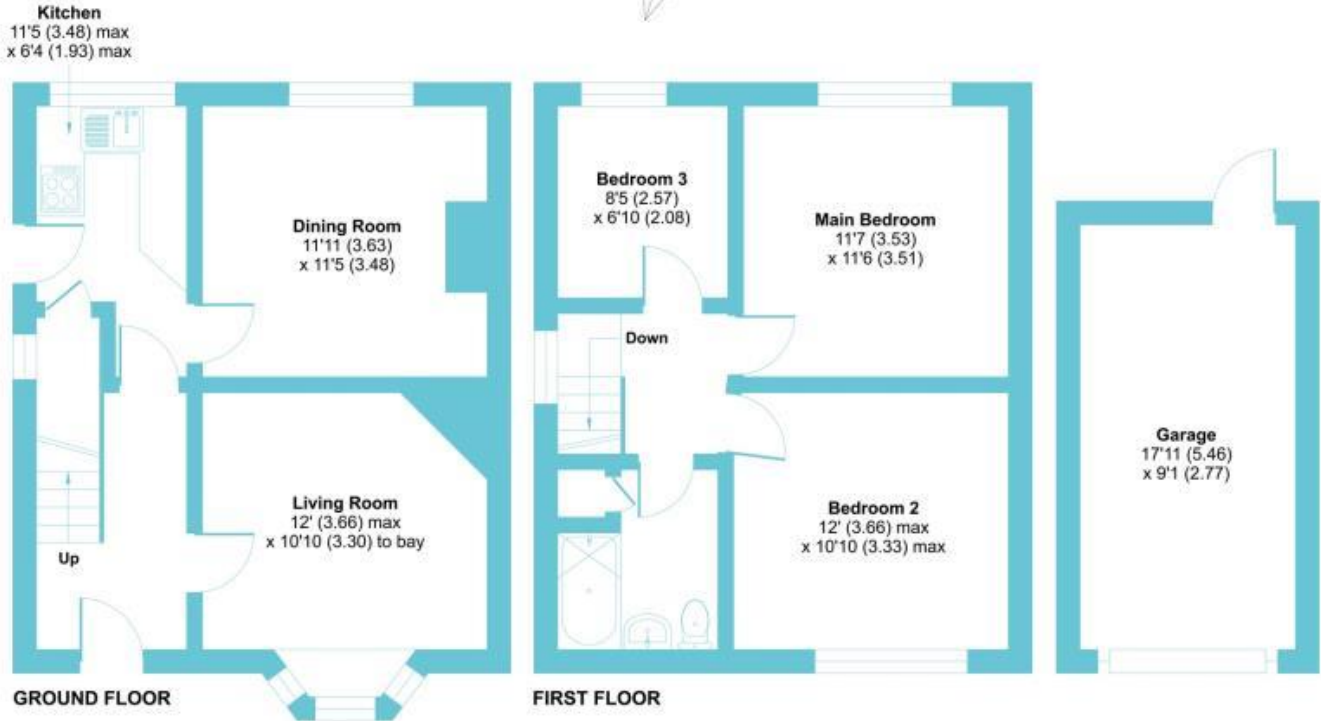
Referral Arrangements - The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



Horsforth, Leeds, LS18

Approximate Area = 1041 sq ft / 96.7 sq m (includes garage)

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: 789322

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D		65	70	(55-68) D	63	69	
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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