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**LINLEY &
SIMPSON**



DIB LANE, LEEDS, LS8 3HF

FOR SALE BY MODERN METHOD OF AUCTION. This three bedroom semi-detached house with gardens and garage would benefit from some modernisation and re-decoration and this has been reflected in the asking price.

Asking Price £125,000



www.linleyandsimpson.co.uk

FOR SALE BY MODERN METHOD OF AUCTION. This three bedroom semi-detached house is situated in a popular residential location with the amenities of Oakwood Parade and Roundhay Park close by.

The property benefits from gas central heating and UPVC double glazing and briefly comprises an entrance hall, lounge, dining room, lean-to conservatory, fitted kitchen and to the first floor three bedrooms and bathroom. Externally, to the front of the property is a lawned garden with hedge surround and driveway providing space for parking and leading to the garage. A pathway to the side gives access to the rear garden, which is again laid to lawn.

GROUND FLOOR

ENTRANCE PORCH

UPVC entrance door, UPVC double glazed windows and laminate wood flooring.

ENTRANCE HALL

Understairs cupboard with plumbing for automatic washing machine, staircase leading to first floor, central heating radiator.

LOUNGE 13'5" x 12'0" (4.08 x 3.66)

UPVC double glazed window to the front, wall mounted living flame gas fire, television point, laminate flooring and coving to ceiling. Archway leading to:

DINING ROOM 11'9" x 11'0" (3.59 x 3.36)

Wood effect fireplace with marble style hearth and inset living flame gas fire, laminate flooring, coving to ceiling and double glazed patio doors leading to:

LEAN TO CONSERVATORY

With tiled flooring, single glazed windows and doors leading to the rear garden.

KITCHEN 8'5" x 6'5" (2.56 x 1.95)

Fitted wall and base units with work surfaces over, circular sink unit with mixer tap, built in electric oven and gas hob with extractor hood over, integrated dishwasher, laminate flooring, UPVC double glazed window to the rear, larder cupboard with window and recess for tall fridge freezer.

FIRST FLOOR

LANDING

UPVC double glazed window to the side, small access hatch to roof space, laminate flooring.

BEDROOM ONE 13'11" x 10'3" (4.23 x 3.12)

UPVC double glazed window to the front, television point and laminate flooring.

BEDROOM TWO 11'5" x 11'0" (3.48 x 3.35)

UPVC double glazed window to the rear, fitted wardrobes, dressing table unit, part wood panelling and central heating radiator.

BEDROOM THREE 10'11" x 7'8" (3.34 x 2.37)

UPVC double glazed window to the front and laminate flooring.

BATHROOM

White three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low level WC, fully tiled walls, tiled flooring, central heating radiator, UPVC double glazed window.

OUTSIDE

FRONT GARDEN

Laid to lawn with hedge boundary and driveway providing space for parking. A pathway to the side gives access to the rear garden.

REAR GARDEN

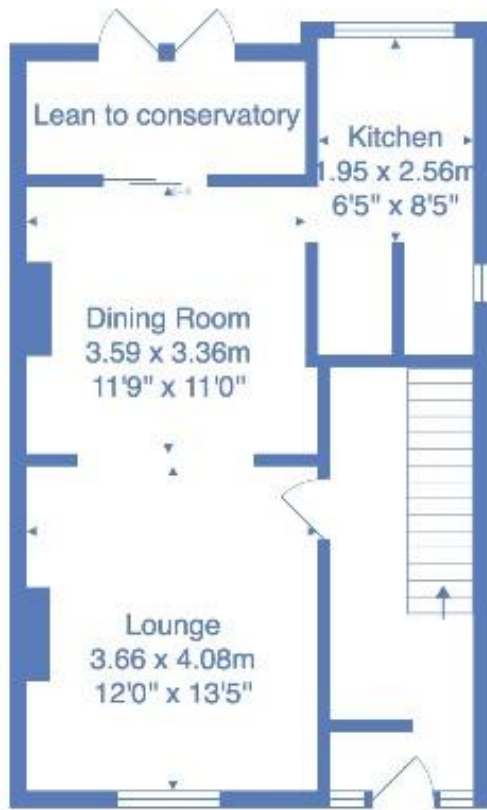
Laid mainly to lawn with fenced boundaries and garden shed.

GARAGE

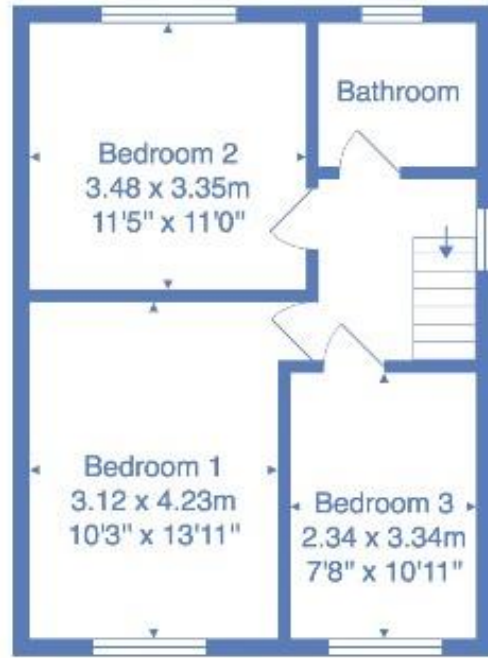
With up and over door, lighting and power.

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 3.5% 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 form 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 which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by the West Yorkshire Auction powered by iam-sold Ltd.





Ground Floor



First Floor

All measurements are approximate and for display purposes only.

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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				(55-68) D			
(39-54) E		51	64	(39-54) E	44	57	
(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, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & 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.

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