





School Street,Churwell Leeds LS27 7SQ

william
h brown

welcome to

School Street, Churwell Leeds

PERFECT FTB/YOUNG FAMILY HOME, TWO BEDROOM MID THROUGH TERRACE, NO ONWARD CHAIN, LIVING ROOM, KITCHEN, HOUSE BATHROOM, ENCLOSED YARD AREA to the front, PARKING to the rear for two cars. Good access to Morley Town Centre, Train Station and White Rose Shopping Centre.

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.

Living Room

Wooden door to the front, uPVC double glazed window to the front, gas central heating radiator, stairs leading to the first floor landing, uPVC double glazed patio doors leading out to the rear garden.

Kitchen

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, gas hob, space for a washing machine, tiled floor and part tiled walls, gas central heating radiator, uPVC double glazed windows to the front and rear and door to the rear.

First Floor Landing

uPVC double glazed window to the front, gas central heating radiator. Access to both bedrooms and the house bathroom.

Bedroom One

uPVC double glazed window to the front and rear, gas central heating radiator.

Bedroom Two

uPVC double glazed window to the rear, storage cupboard, loft access.

House Bathroom

A three piece bathroom suite comprising of a bath with electric shower over, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the front.

Exterior

Steps leading to the front door, pebbled garden area and to the rear is an enclosed paved garden with steps leading to the decked area. Parking to the rear for two cars.









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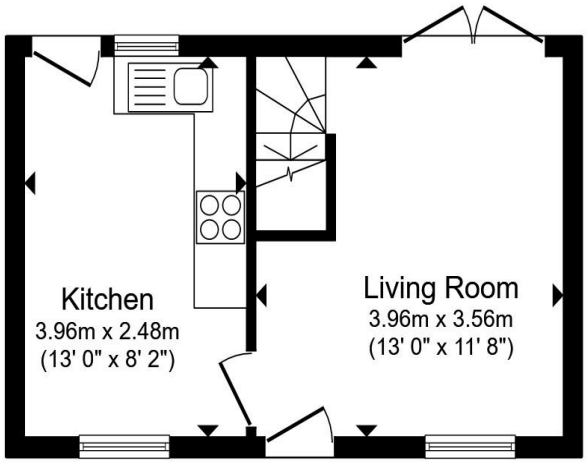
School Street, Churwell Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom mid through terrace
- Perfect FTB/young family home

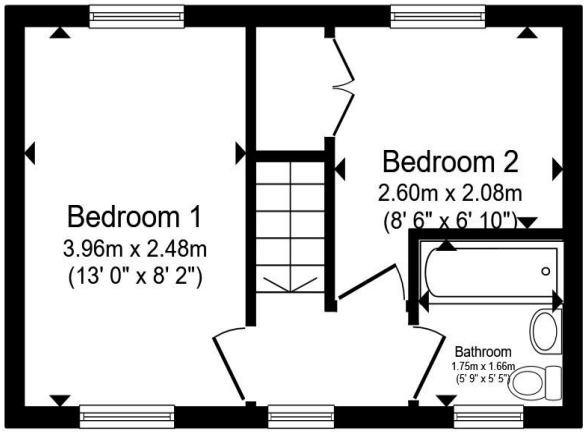
Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£150,000



Ground Floor



First Floor

Total floor area 48.8 m² (525 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
MLY112173 - 0003

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