



**Stonebridge Grove, Leeds LS12 5AP**

**welcome to**

## **Stonebridge Grove, Leeds**

A two-bedroom semi-detached home close to schools and amenities. Features include a lounge, fitted kitchen, bathroom, separate WC and an insulated loft, plus occasional room. Gardens to the front and rear with patio, storage building.





## 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.

## Property Information

A Fantastic Opportunity for First-Time Buyers, Families and Investors.  
Offered to the market and available via the Modern Method of Auction, this well-presented two-bedroom plus occasional room, semi-detached property is situated in the popular Farnley area, conveniently located close to a range of local amenities, transport links and well-regarded schools. The property offers spacious accommodation throughout, complemented by an insulated loft, enclosed gardens and useful external storage.

## Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation.

## Lounge

A bright and comfortable reception room featuring attractive wood-effect laminate flooring, creating an ideal space for relaxation and entertaining.

## Kitchen

The kitchen is fitted with a range of wall and base units and benefits from induction hob, ample work surface space, laminate flooring, practical pantry/storage cupboard.

## Landing

Carpeted landing with access to all first-floor rooms and a useful airing cupboard.

## Bedroom One

A generously sized double bedroom with carpeted flooring.

## Bedroom Two

A comfortable single bedroom, carpeted throughout and benefiting from a built-in cupboard housing the boiler.

## Occasional Space

Is carpeted and offers flexibility for use as a home office, hobby room, study or additional storage area.

Please note: This room is not classified as a bedroom.

## Bathroom

Fitted with a bath and wash basin.

## Separate Wc

Convenient separate WC located adjacent to the bathroom.

## External

Front Garden

. A pleasant front garden setting the property back from the road.

Rear Garden. The enclosed rear garden features patio

seating area, lawn/garden space. Useful outbuilding providing excellent storage.

Parking - On-street parking to front.



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## **Stonebridge Grove, Leeds**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain Free
- Two bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£140,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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