



Langdale Road | Woodlesford | LS26 8XE

Guide Price £185,000

Three bedroom semi-detached | Council Tax Band B | EPC Rating TBC

**Emsleys** | estate agents

\*\*\*VACANT POSSESSION. NO CHAIN. SOME MODERNISATION REQUIRED. POPULAR LOCATION.\*\*\*

View, bid, buy! For sale by Modern Method of Auction; Starting Bid Price £185,000 plus Reservation Fee. (Please see agents notes for further information).

This three-bedroom semi-detached house is offered for sale in Woodlesford, Leeds, and represents an opportunity for buyers seeking a property that needs modernising and can be tailored to their own requirements.

The ground floor comprises an open-plan area incorporating a reception/dining space and access to the kitchen, providing a flexible layout suitable for everyday living and dining, along with a WC. There is one bathroom serving the three bedrooms. The property has PVCu double glazing and gas central heating. Externally, there is parking and a garden, offering an outdoor space and off-street convenience.

Woodlesford is a popular residential area to the south-east of Leeds, with a good range of local amenities including shops and services in nearby Oulton and Rothwell. Families will appreciate the choice of nearby schools within the local area.

Public transport links are a key advantage. Woodlesford railway station is within easy reach, providing regular services to Leeds, typically in around 10–15 minutes, and to destinations such as Wakefield, Sheffield and Goole, making the property suitable for commuters. Local bus routes also connect Woodlesford with Leeds city centre and surrounding districts.

There are several green spaces and parks in the wider area, offering opportunities for walking and recreation, as well as access to cafés, pubs and everyday facilities along local high streets. Overall, this three-bedroom semi-detached house for sale in Woodlesford offers scope for improvement in a well-connected residential location.

## Ground Floor

### Hall

Window to side, three doors.

Lounge/Diner 6.27m x 3.98m (20'7" x 13'1")

Kitchen 2.75m x 3.10m (9'0" x 10'2")

### WC

## Landing

Bedroom 1 3.39m x 3.38m (11'1" x 11'1")

Bedroom 2 2.78m x 4.31m (9'1" x 14'2")

Bedroom 3 2.46m x 2.19m (8'1" x 7'2")

Shower Room 1.65m x 2.24m (5'5" x 7'4")

## Agents Notes

This property is for sale by the Modern Method of Auction. Should you book a viewing, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

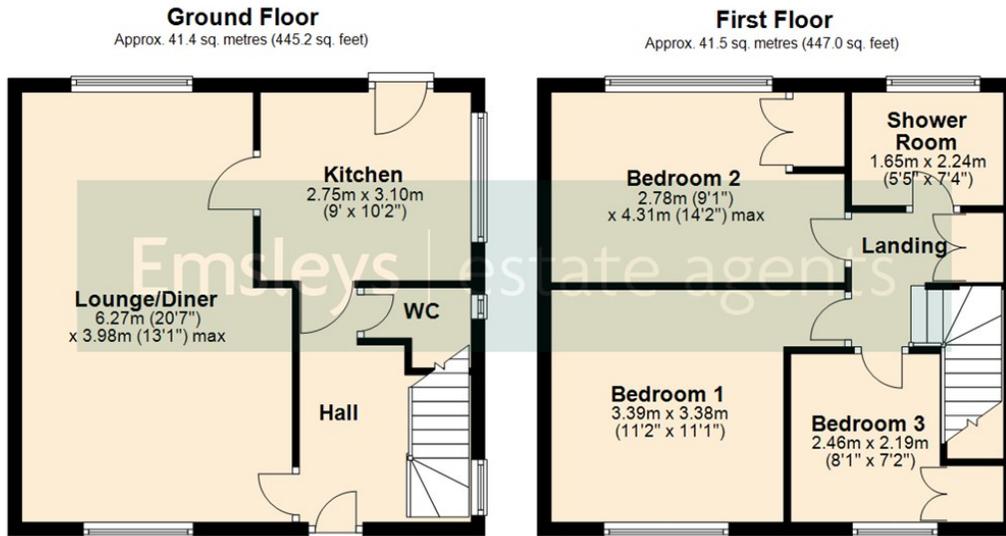
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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 £349 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.





Total area: approx. 82.9 sq. metres (892.2 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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