



Cornwall Crescent | Rothwell | LS26 0RA

Guide Price £180,000

Two double bedroom semi-detached house | Council Tax Band A | EPC Rating C

**Emsleys** | estate agents

\*\*\*VACANT POSSESSION & NO CHAIN. POPULAR LOCATION. OPEN PLAN KITCHEN/DINER. OFF ROAD PARKING.\*\*\*  
View, bid, buy! For sale by Modern Method of Auction; Starting Bid Price £180,000 plus Reservation Fee. (Please see agents notes for further information).

A fantastic sized two double bedroom house with good sized rear garden, located in an extremely popular residential location offering great access to surrounding motorway links. Briefly comprising entrance hall, downstairs WC, large open lounge with multi-fuel burner, open-plan kitchen with dining area and garden room to the rear. To the first floor are two double bedrooms and house bathroom, On the landing via loft hatch is a useful attic. More details coming soon.....

## Ground Floor

### Hall

Access to the property is granted through external door, with internal door leading to WC and lounge.

### WC

Fitted with low flush WC, pedestal wash hand basin, extractor fan and central heating radiator.

### Lounge 4.19m max x 5.66m max (13'9" max x 18'7" max)

The focal point of the room is the multi-fuel burner, the lounge is a good size and benefits from two PVCu double-glazed windows to the front aspect, two central heating radiators and internal doors leading to:

### Kitchen

Fitted with a range of wall and base units with work surfaces over, single sink and drainer unit with stainless steel mixer tap, electric double oven, gas hob with stainless steel extractor hood over, space for American style fridge/freezer, space for washing machine and plumbing for dishwasher.

### Dining Area 3.45m x 1.96m (11'4" x 6'5")

Open-plan from the kitchen the dining area has double doors leading into the sun room and Velux window allowing additional natural light into the property.

## Garden Room

Accessed from the rear garden and dining room, the sun room has glass windows to three aspects and doors leading out into the rear garden.

## First Floor

### Landing

With PVCu double-glazed window to the front aspect, staircase to the second floor and internal door leading to:

### Bedroom 1 3.23m x 3.58m (10'7" x 11'9")

Located to the front of the property bedroom one is a good sized double with PVCu double-glazed window to the front aspect and central heating radiator.

### Bedroom 2 2.90m x 3.12m (9'6" x 10'3")

Located to the rear of the property bedroom two is a good sized double with PVCu double-glazed window to the rear aspect overlooking the rear garden and central heating radiator.

### Bathroom

Three piece suite comprising panelled bath with shower over, wash hand basin set in vanity unit, low flush WC, PVCu double-glazed window to the rear and heated towel rail.

## Second Floor

### Attic 5.64m x 2.90m (18'6" x 9'6")

An opportunity, subject to planning, to utilise this upstairs space as a variety of potential options.

### External

Externally the property benefits from a low maintenance driveway allowing for off-street parking, pedestrian access to the side giving access to the rear garden which is laid mainly to lawn.

## 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).

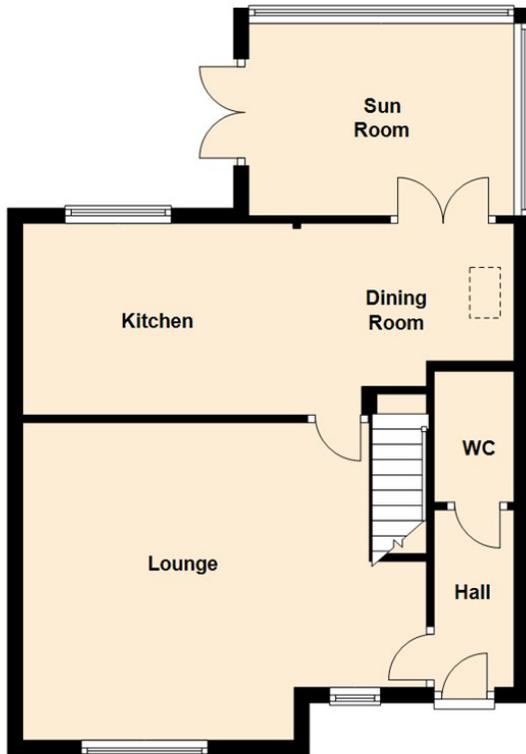
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT.

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.

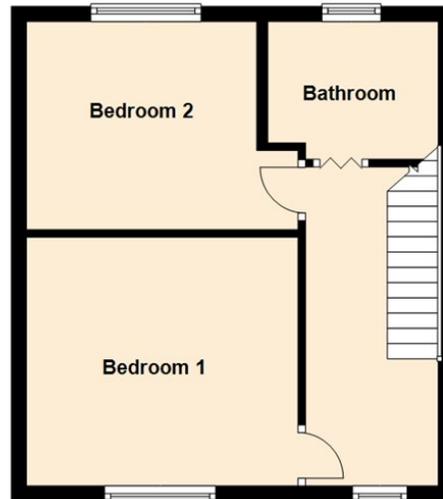
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



### Ground Floor



### First Floor



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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