



Springfield Road | Sherburn In Elmet | LS25 6BU

Guide Price £130,000

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

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INVESTMENT OPPORTUNITY. SOUGHT AFTER LOCATION. REFURBISHMENT REQUIRED.

View, bid, buy! For sale by Modern Method of Auction; Starting Bid Price £130,000 plus Reservation Fee. (Please see agents notes for further information).

Presenting a promising opportunity, this three-bedroom semi-detached house is offered for sale in a sought after location, ideal for those looking to create their perfect family home. The property is in need of renovation, making it an excellent prospect for buyers wishing to add value and personal touches.

The accommodation includes one reception room, providing a comfortable living space, and a well-proportioned kitchen. There are three bedrooms, offering ample space for family living or professional sharers, complemented by a family bathroom.

Having gas central heating and double glazing, the home already features key essentials, creating a sound base for further improvements. Externally, the property boasts a generous garden, ideal for outdoor entertaining, family activities or future landscaping projects.

Situated within a desirable area, this residence enjoys excellent public transport links, ensuring convenient access to surrounding areas and city centres. Families will appreciate the proximity to reputable nearby schools, while a variety of local amenities cater to everyday needs, enhancing the convenience of this superb location.

Whether you are an investor seeking a project with great return potential, or a homeowner keen to create a bespoke living space, this property is brimming with potential. Early viewing is highly recommended to fully appreciate the scope and possibilities that this semi-detached house offers in such a well-connected and popular neighbourhood. Do not miss this opportunity to secure a property in a prime residential setting. Contact our office today to arrange your appointment.

Porch

Window to side, window to front, door to:

Entrance Hall

Stairs to first floor, door to bathroom and lounge.

Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and WC, tiled surround, double glazed window to side.

Lounge 4.55m x 3.38m (14'11" x 11'1")

Window to front, open fire and door to kitchen.

Kitchen 2.11m x 3.35m (6'11" x 11'0")

Fitted with a range of units with worktop space over with drawers, stainless steel sink and drainer, double glazed window to rear, door to pantry and porch.

Porch

Window to rear, window to side, door.

Landing

Double glazed window to side.

Bedroom 1 2.92m x 4.24m (9'7" x 13'11")

Double glazed window to front.

Bedroom 2 3.78m x 2.64m (12'5" x 8'8")

Double glazed window to rear.

Bedroom 3 2.87m x 2.46m (9'5" x 8'1")

Double glazed window to rear.

Agents notes

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

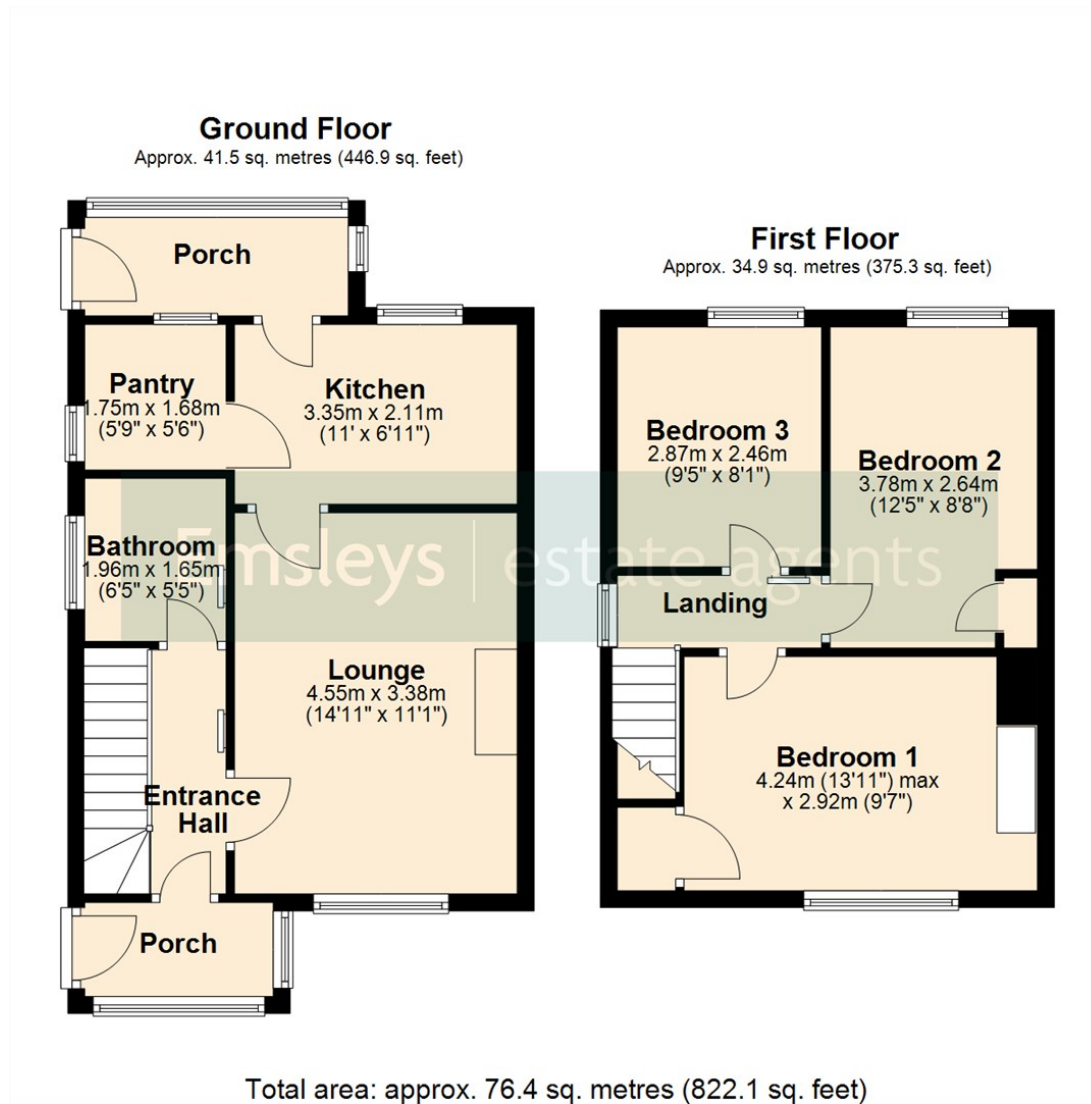
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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.





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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