



## Listing Lane, £90,000

98a Listing Lane WF15 6EZ

We are acting in the sale of the above property and have received an offer of £90,000 on the above property.

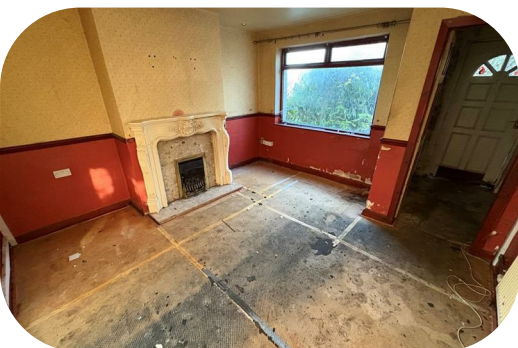
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

**\*\* CASH OFFERS ONLY \*\* CASH OFFERS ONLY \*\***

This three bedroom semi detached property is located in a popular location.

Requiring modernisation throughout the property would appeal to Investors/Speculators.

Briefly comprising of a vestibule, lounge, dining room, kitchen, conservatory and rear porch. To the first floor there are three bedrooms and house bathroom. To the outside there are gardens and off street parking.





**\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\* CASH BUYERS ONLY \*\***  
**POPULAR LOCATION \*\***  
**\*\* REQUIRES MODERNISATION THROUGHOUT \*\* IDEAL FOR**  
**INVESTOR/SPECULATOR \*\* GARDENS & PARKING \*\***

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**Entrance**

**Lounge**  
12'4" x 12'9" (3.76m" x 3.89m")

**Conservatory**  
9'0" x 9'8" (2.74m" x 2.95m")

**Dining Room**  
13'1" x 8'9" (3.99m" x 2.67m")

**Kitchen**  
17'3" x 10'8" (5.26m" x 3.25m")

**Rear Porch**

**First Floor Landing**

**Bedroom One**  
17'10" x 11'4" (5.44m" x 3.45m")

**Bedroom Two**  
10'4" x 8'9" (3.15m" x 2.67m")

**Bedroom Three**  
10'6" x 7'3" (3.20m" x 2.21m")

**Exterior**  
Driveway providing off street parking and garden.

**Council Tax Band**  
B

**Tenure**  
FREEHOLD.

**Public Notice**  
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**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

