

20 Primrose Hill Drive, Swillington, Leeds

Starting Bid: £120,000.00



This is a good sized THREE BEDROOM SEMI-DETACHED PROPERTY, with a CONSERVATORY EXTENSION to the rear. The property's current vendor has lived there since new, but the property is now looking for a new owner . The property is need of full modernisation, and upgrading but offers a fantastic opportunity to the right buyer.

This home has double-glazed windows, ground floor gas central heating, together with ample off road parking and single garage. The property is located on the fringe of the increasingly popular village of Swillington, which is situated within a short distance of Garforth, with both Crossgates and Rothwell slightly further afield. The accommodation briefly comprises, entrance vestibule, lounge with living flame gas fire, dining kitchen with built-in hob and oven, and conservatory. To the first floor, there are three bedrooms and family bathroom with corner bath.

There are gardens to the front and rear, with an enclosed lawned garden to the rear. In addition, there is a shared driveway to the side which leads to a private driveway and useful single garage. In our opinion, we think this is an excellent property for a wide range of buyers, and will be snapped up quickly. Viewing essential!

Auctioneer's Comments

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.

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £300.00 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.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rooms

Entrance Vestibule - Double-glazed window to side, radiator, stairs to first floor landing, door to:

Lounge - 4.83m x 3.61m max (15'10" x 11'10" max) - Double-glazed window to front, radiator, dado rail, coving to ceiling, coal effect living flame effect gas fire with surround, door to understairs storage cupboard.

Kitchen/Diner - 3.17m x 4.60m (10'5" x 15'1") - Fitted with a range of base and eye level units with worktop space over with drawers, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for automatic washing machine and dishwasher, electric oven, built-in four ring gas hob with extractor hood over, double-glazed window to rear, radiator, tiled flooring, double-glazed double door to:

Conservatory - Half brick construction with double-glazed windows, polycarbonate roof and ceiling fan, double-glazed french double door to garden.

Landing - Two storage cupboards, door to:

Family Bathroom - Fitted with three piece suite comprising corner bath with electric shower over, pedestal wash hand basin and low-level WC, tiled surround, double-glazed window to rear, tiled flooring.

Master Bedroom - 4.19m x 2.62m (13'9" x 8'7") - Double-glazed window to rear.

Bedroom 2 - 3.53m x 2.13m'0.00m plus door opening (11'7" x 7'0 - Double-glazed window to front.

Bedroom 3 - 2.97m max (2.13m'1.22mmin) x 2.36m max (9'9" max - Double glazed window to front.

Outside - There is a lawned garden to the front, with shared driveway to the side. Side gated access leads to the rear garden, with off road parking and single garage. The garage has an up and over door. The garden to the rear is mainly lawned with a small paved patio seating area.