

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Avondale Street

Bramley, Leeds, LS13 4DE

Guide Price £95,000



Council Tax: A



# 5 Avondale Street

Bramley, Leeds, LS13 4DE

## Guide Price £95,000



- For Sale by Modern Auction – T & C's apply
- Three-bedroom terraced property requiring modernisation
- Chain free sale
- Subject to Reserve Price
- The Modern Method of Auction
- Previous kitchen units removed for blank canvas
- Suitable for developers, or buyers looking to create their dream home
- Strong resale and buy-to-let potential once refurbished
- Buyers fees apply
- Potential to add significant value

Offered to the market chain free, this three-bedroom terraced property presents an excellent opportunity for buyers seeking a renovation project with strong potential to add value. Requiring modernisation throughout, the home offers a genuine blank canvas for those with a keen eye for improvement, whether looking to create a home to live in or undertake a refurbishment project for resale or buy-to-let investment.

The accommodation includes a generously sized living room positioned to the Avondale Street side of the property, offering impressive proportions and significant scope to redesign and modernise the space to suit contemporary living.

To the rear, a spacious kitchen diner opens out onto the yard towards Clarence Street. The previous kitchen units have already been removed, leaving the room ready for a buyer to install their own dream kitchen, with ample space available for both cooking and dining.

Upstairs, the property offers three bedrooms, including two well-proportioned double bedrooms and a single bedroom which could also function well as a home office or nursery.

The bathroom currently features half-height tiled walls, a bath with shower over, frosted window providing natural light, a white suite including WC and wash basin, along with a heated towel rail.

Externally, the property benefits from a rear yard area accessed from the kitchen.

While the property requires refurbishment, it offers clear potential for buyers looking to modernise and add potential value. The seller has not made us aware of any structural issues, however all interested parties should make their own enquiries and rely on their own surveys.

With no onward chain and clear scope for improvement, this property represents a superb opportunity for homeowners, developers or investors seeking a project in a convenient residential location.

#### **\*\*AUCTIONEER COMMENTS\*\***

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

### DINING KITCHEN

15'11" x 8'6" (4.87m x 2.61m)

### LIVING ROOM

12'7" x 11'8" (3.86m x 3.58m)

### BEDROOM ONE

9'8" x 11'8" (2.96m x 3.57m)

### BEDROOM TWO

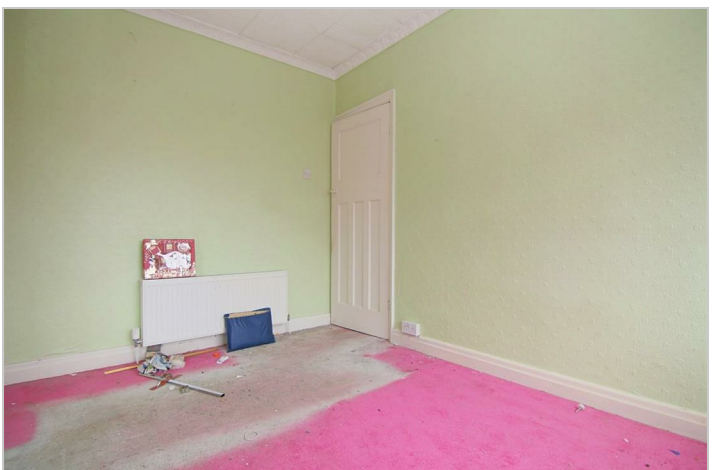
9'8" x 8'7" (2.96m x 2.62m)

### BEDROOM THREE

6'10" x 6'0" (2.09m x 1.83m)

### BATHROOM

6'0" x 5'7" (1.83m x 1.71m)



## Road Map



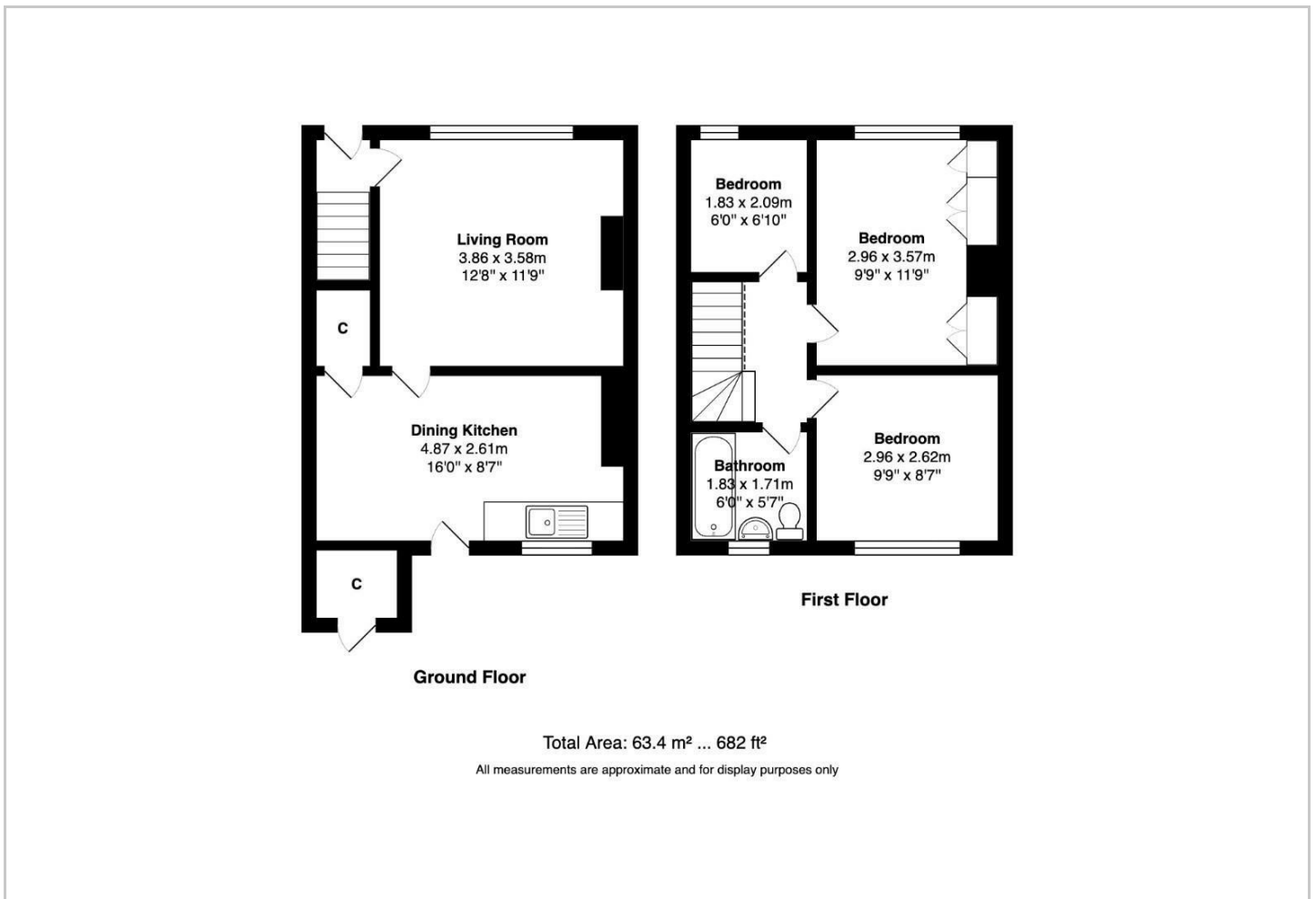
## Hybrid Map



## Terrain Map



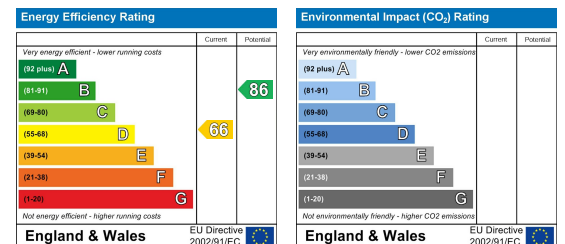
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.