

# HUNTERS®

HERE TO GET *you* THERE



## Cow Close Grove

Wortley, Leeds, LS12 5NZ

Guide Price £45,000



Council Tax: A



# 18 Cow Close Grove

Wortley, Leeds, LS12 5NZ

Guide Price £45,000



- For Sale by Modern Auction – T & C's apply
- End-terrace property offering added light and privacy
- Arranged over three floors with generous internal space
- Subject to Reserve Price
- Ideal project for investors, developers or owner-occupiers
- Additional cellar providing further potential (subject to consents)
- Requires full modernisation throughout
- Strong resale and buy-to-let potential once refurbished
- Buyers fees apply
- Potential to add significant value

Offered for sale via the Modern Method of Auction, this substantial END-TERRACE property presents a perfect renovation project with strong resale and investment potential. Requiring full modernisation throughout, the property offers an exciting opportunity for buyers looking to add value through refurbishment.

Arranged over THREE floors, the accommodation provides a GENEROUS internal footprint and flexible layout, allowing scope to reconfigure into a desirable family home or multi-bedroom property, subject to the necessary consents. The overall size of the property is a key advantage and offers strong potential for future uplift once improved.

An additional CELLAR further enhances the proposition, offering useful storage or potential for conversion, subject to regulations. As an end-terrace, the property benefits from increased natural light and added privacy compared to mid-terrace alternatives, which can positively impact resale demand once renovated.

Although in need of comprehensive updating, the property represents a BLANK CANVAS for developers, investors, or owner-occupiers. Following refurbishment, it is expected to appeal to the open market for resale and may also suit a buy-to-let strategy, depending on layout and finish.

Early interest is encouraged due to the auction method, value-add potential, and demand for well-located end-terrace projects. A fantastic OPPURUNITY for buyers seeking a project with strong upside.

#### \*\*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.

Tel: 0113 257 6198

**CELLAR**

**KITCHEN**

10'9" x 5'7" (3.28m x 1.70m)

**LIVING ROOM**

13'9" x 13'2" (4.19m x 4.01m)

**LANDING**

**BEDROOM ONE**

13'9" x 11'7" (4.19m x 3.53m)

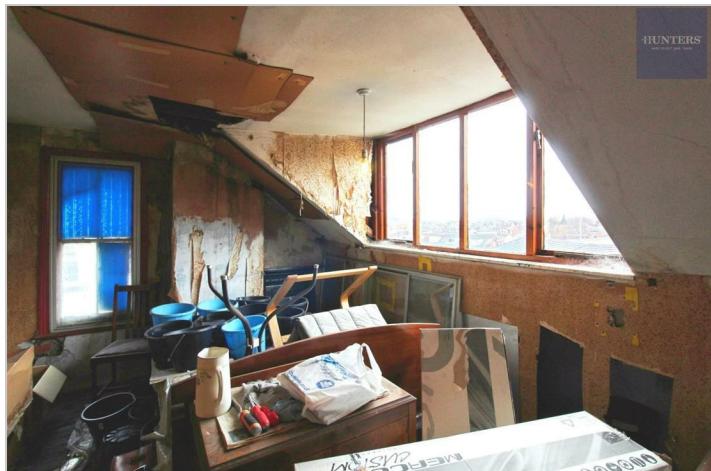
**BATHROOM**

8'4" x 7'3" (2.54m x 2.21m)

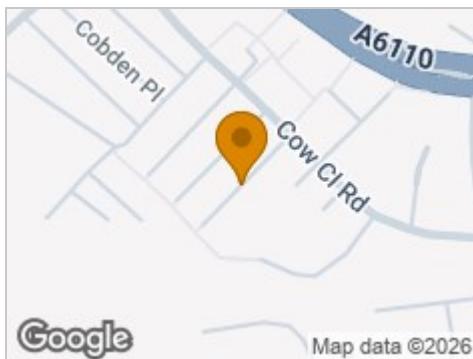
**LANDING**

**BEDROOM TWO**

10'2 x 14'0" (3.10m x 4.27m)



## Road Map



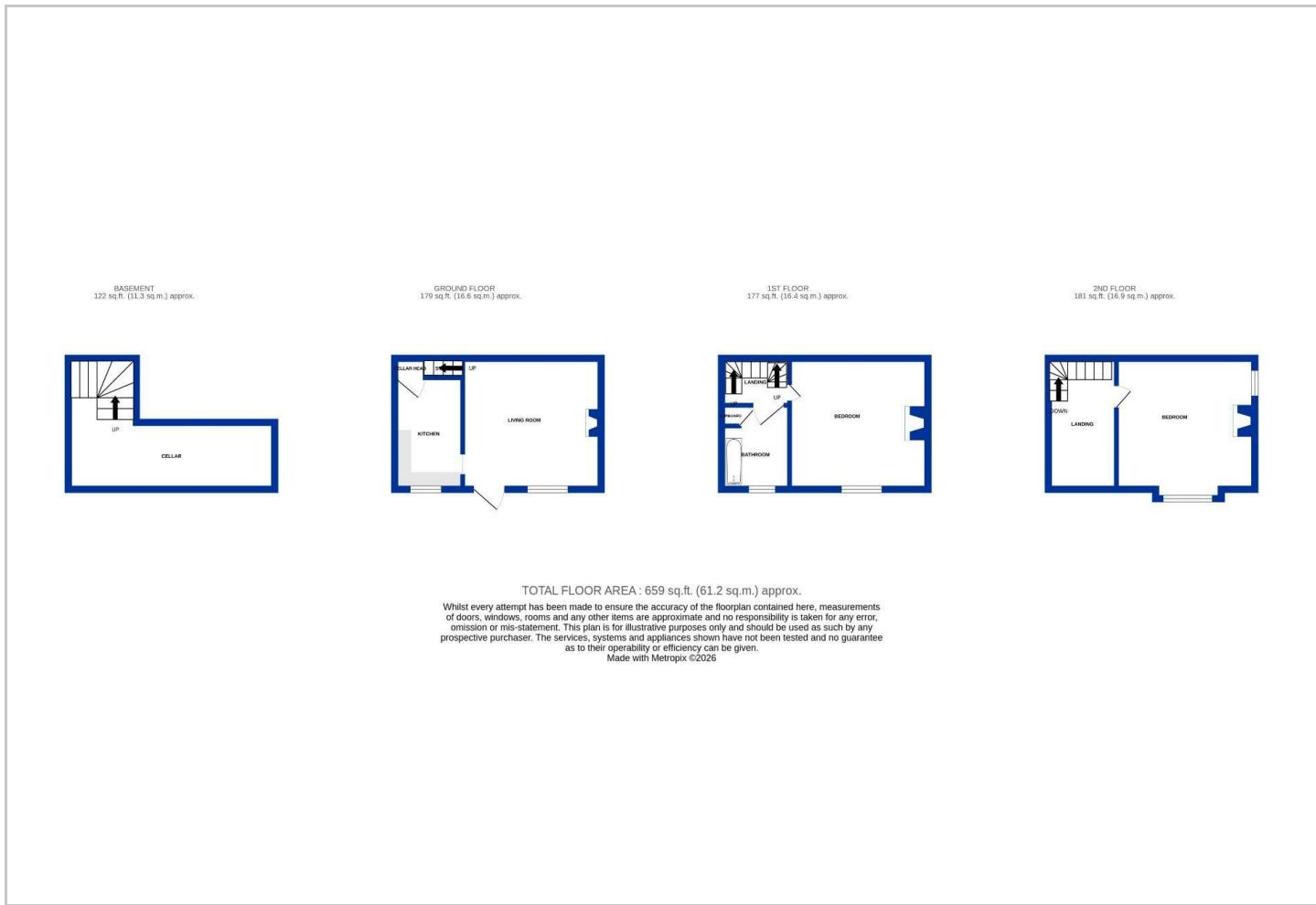
## Hybrid Map



## Terrain Map



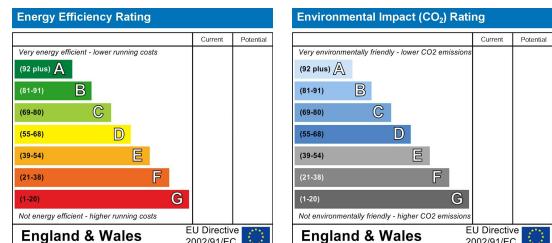
## Floor Plan



## 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.