



## 2 bed terraced bungalow to buy

New Street Grove, Pudsey, West  
Yorkshire, LS28 8EZ

**£125,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Sold via 'Secure Sale'
- ✓ End Terrace True Bungalow
- ✓ uPVC D/G & Gas c/h
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: Solar PV (Photovoltaic) panels
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Arrange a viewing

Jason Nicholson  
Branch Manager  
North Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000

A two bedroom end terrace bungalow occupying a generous corner plot situated in a residential cul-de-sac location in the sought after market town of Pudsey. The property will be of particular interest to developers and DIY enthusiasts alike seeking a well located project which benefits from: Gardens to three sides offering potential to extend (subject to necessary planning permissions and building regulations); modern fitted kitchen unit; white bathroom suite; Upvc double glazing; gas central heating with combination boiler; solar panels; marked parking bays. Offers good access to both Leeds and Bradford as well as local amenities in Pudsey town centre and an early inspection is recommended to appreciate the location and potential this property has to offer.

ENTRANCE PORCH 6' 5" x 4' 2" (1.96m x 1.27m)

ENTRANCE HALL 23' 5" x 3' 10" (7.14m x 1.17m) max

LIVING ROOM 12' 1" x 11' 8" (3.68m x 3.56m)

KITCHEN 9' 9" x 6' 8" (2.97m x 2.03m) max

DOUBLE BEDROOM 1 11' 8" x 9' 9" (3.56m x 2.97m) max

BEDROOM 2 8' 2" x 6' 1" (2.49m x 1.85m)

BATHROOM 8' 1" x 5' 5" (2.46m x 1.65m)

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £125,000

Property Type: Terraced bungalow

Parking: On Street

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: Solar PV (Photovoltaic) panels

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         | 83  |
| (69-80) <b>C</b>                                   |         |   |
| (55-68) <b>D</b>                                   | 61      |   |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

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Contact your local branch today for more information on this property:

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