

YOUR MOVE

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Clough Street, Morley, Leeds
£80,000

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DESCRIPTION

Attention Investors and residential buyers For sale by Modern Method of Auction: Starting Bid Price £80,000 plus Reservation Fee. Excellent opportunity. Spacious three bedroom family home boasting a lounge and kitchen/diner. Externally there is front and rear gardens and this property is ideally situated for access to Leeds, Morley and the M62. Offered with no onward chain and being sold in conjunction with I am sold Ltd. Call the office for further details on the modern method of auction. A copy of the EPC will be available on request. EPC grade D.

LOCATION

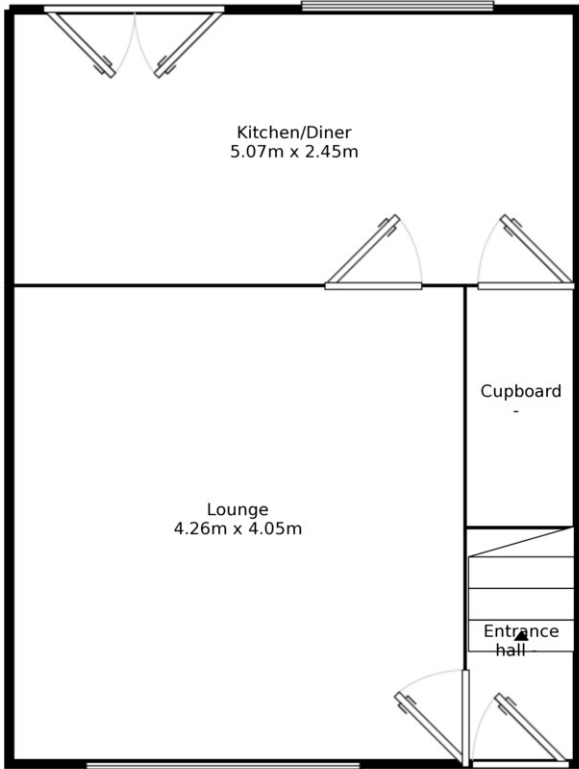
This property is situated to give access to the lively and bustling market town of Morley which hosts a leisure centre, train station and covered market, as well as various schools, restaurants and shops. Public transport links include bus routes into neighbouring towns and villages. There is also access to the M62 and Morley's ring-road also gives access to the White rose shopping centre.

OUR VIEW

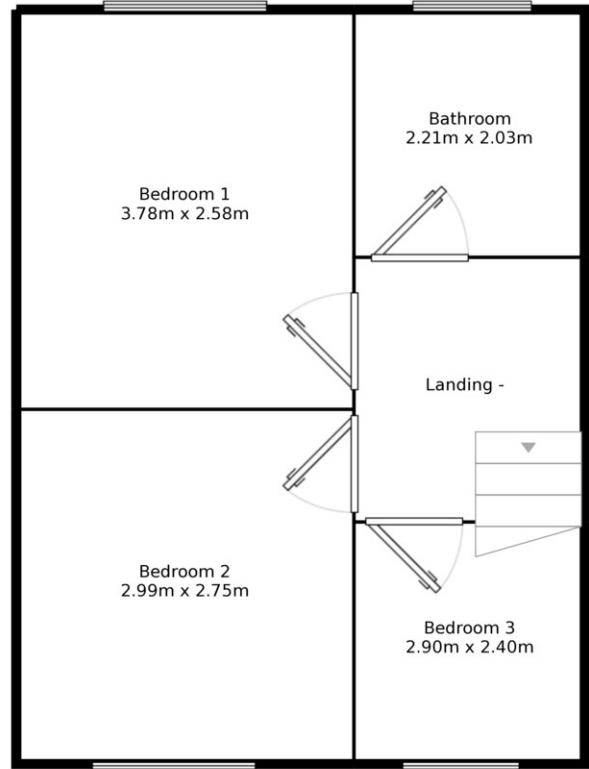
This property is for sale by the Modern Method of Auction Starting Bid £80,000. This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to the Modern Method of Auction, which is operated by The South Yorkshire Property Auction powered by I am-sold Ltd.



Ground Floor
Floor Size: 33.8 m², 364.2 ft²



First Floor
Floor Size: 33.8 m², 364.2 ft²



Measurements are approximate. Not to scale. For illustrative purposes only.



For full EPC please contact the branch

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IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

*Source: Nielsen, Oct 2012.

**Calls may be recorded and/or monitored for training and/or security purposes.



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