



3A Ashfield, Wetherby, LS22 7TF

***Guide Price £220,000 + (plus fees)**

**For Sale by auction on
Wednesday 6th July 2022**



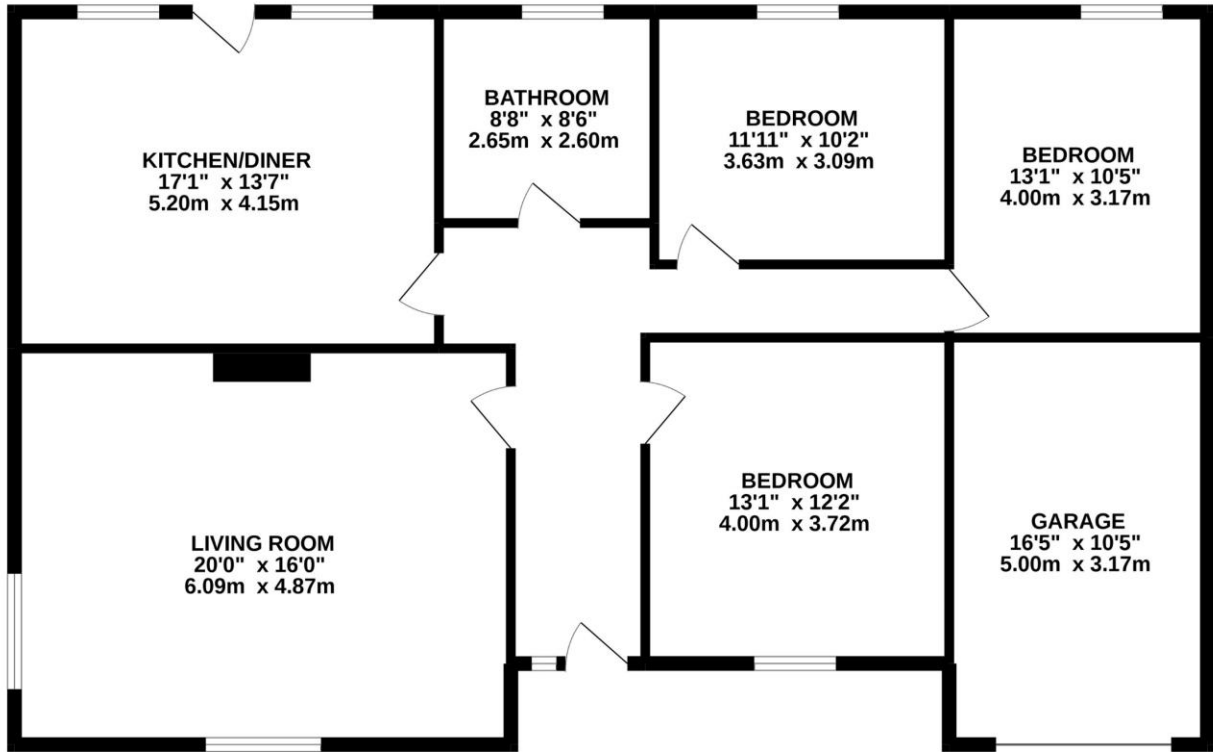
Ashfield

*****CALLING ALL BUILDERS***** This substantial three double bedroom detached bungalow in Wetherby will appeal to investors and builders alike. Having been neglected in recent years, the property now needs to be returned to its former glory. It has double glazed windows, larger than average rooms throughout and will make a fantastic family home once works are completed. Externally, there is a long driveway, gardens and integral garage which could also be converted, subject to the necessary consents. Tucked away and occupying a generous plot, the property is located just 0.5 miles from Wetherby town centre and amenities.

Any purchasers choosing to buy without viewing in person are doing so at their own risk and acknowledge that the auctioneer will not be held responsible for any issues that may arise due to them being unintentionally missed from the video or sales particulars.



GROUND FLOOR
1353 sq.ft. (125.7 sq.m.) approx.



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 sq.m.) approx.
plan not to scale - strictly for identification purposes only
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Tenure – Freehold

Services – Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services. NB: Services, apparatus and equipment have not been tested by Auction House and therefore cannot be verified as being in working order. The buyer is advised to obtain verification from their Solicitor/Surveyor.

Local Authority – Leeds City Council

Viewings – Strictly by appointment with Auction House Tel 0113 3933482

Plans & Photographs – The plans and photographs are there to aid identification of the property only. The plans are not to scale.

Charges & Payments – In addition to the deposit

Administration Charge: 0.9% inc VAT of the purchase price subject to a minimum of £1,200 inc VAT.

Disbursements: Any additional disbursements payable by the purchaser are yet to be confirmed by the vendors solicitor. For more details please see the legal pack.

***Guide Price** Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.



Viewing

By appointment only through our Auction House branch Mon – Fri
Call our team 7 days a week from 8am til 8pm

9.00 - 5.30

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Email: info@ahwy.co.uk auctionhouse.co.uk/westyorkshire

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