



Moor Valley Park Mill Lane, Hawksworth Leeds LS20 8PQ

welcome to

Moor Valley Park Mill Lane, Hawksworth Leeds

Attractive two-bedroom detached park home offered to cash buyers only, set in a desirable location with beautiful countryside views. The property features bright open plan living and decked seating areas to two sides. Perfect for those seeking a peaceful lifestyle within a well-kept park community.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

A bright and airy lounge, open to the kitchen/dining area with dual aspect windows allowing a good amount of natural light to flow through and having an attractive fireplace.

Kitchen/Diner

The kitchen offers a range of wall and base units, integrated oven and fridge freezer. The dining area has space for a table and chairs.

Bedroom One

With space for free standing furniture and there is a built in wardrobe.

Bedroom Two

Fitted with two single beds and built in storage.

Shower Room

Comprising a shower cubicle, wc and hand basin.

Outside

A decked seating area wraps around two sides with views across open fields. Additionally there is a new washing machine plumbed into the storage box outside.

Parking

There are resident parking spaces.

Agents Notes

- 1, Site fees currently £4300 + VAT pa
- 2, Flagged area to the rear is part of the leased land.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ****CASH BUYERS ONLY****
- **TWO BEDROOM DETACHED PARK HOME**

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

£30,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107403 - 0003

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