

Residential

2 Town Street, Farsley, Pudsey, West Yorkshire LS28 5DB

***GUIDE PRICE:**

£135,000 - £145,000 (plus fees)

This is a rare opportunity to acquire a piece of Leeds history! This Grade II listed 2/3 bedroom end terrace, previously the Olde School House, now needs to be returned to its former glory. The accommodation, over four storeys, would benefit from some creative thinking to get the best out of the building. The lower ground floor has its own separate entrance and features two rooms, one in its original condition and one already converted to a useable space. To the second floor there is a large loft room accessed via a small staircase.

Description:

Lower Ground Floor: Room and store room

Ground Floor: Hall, lounge and dining kitchen

First Floor: Landing, two bedrooms and bathroom

Second Floor: Loft room

Externally: Front yard



Tenure: Freehold

Local Authority: Leeds City Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

Search Fees: £200 inc VAT

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.