



## WOODLANDS OLD LANE

LEEDS, LS11 8DZ

£275,000  
FREEHOLD

A substantial 5 bedroom semi-detached property in a popular Beeston location, offering excellent potential for refurbishment and development. Requiring full modernisation, the property sits on a generous plot with a large rear garden, providing scope to extend or build (subject to planning). Previously used as an HMO, it presents a fantastic opportunity for developers, landlords, and builders alike. Ideally located close to local amenities and transport links, the property will be sold with vacant possession.

MONROE

SELLERS OF THE FINEST HOMES

# WOODLANDS OLD LANE

- Ideal Investment Opportunity • Huge Garden Ideal For Building on STP • Spacious 5 Semi Detached Property With Land • In need Of Refurbishment • New Boiler • Driveway • Quiet Street • Sold By Modern Method Of Auction • Sold With Vacant Possession • Call The Office For A Viewing
- OPEN HOUSE 1ST APRIL, Call to secure your slot



\*Ideal for Developers, Landlords, and Builders\*

FOR SALE BY MODERN METHOD OF AUCTION

A fantastic opportunity to acquire a substantial and versatile semi-detached home in the ever-popular area of Beeston, offering generous living space, excellent investment potential, and significant scope for further development.

This impressive property boasts five well-proportioned bedrooms, multiple reception rooms, and two bathrooms, making it perfectly suited to growing families, multi-generational living, or investors alike. Previously utilised as a House in Multiple Occupation (HMO), the property offers strong rental potential while equally lending itself to a spacious family home.

The main house would now benefit from a full programme of refurbishment, presenting a superb opportunity for buyers to modernise and add value to their own specification.

The ground floor features a welcoming entrance hallway leading to a selection of flexible reception spaces, ideal for living, dining, or home working, alongside a well-sized kitchen and ground floor bathroom. Upstairs, you'll find generously sized bedrooms and a further bathroom, providing comfortable accommodation throughout.

Externally, the property truly stands out with a large rear garden, complete with patio area and outbuilding, offering excellent outdoor space and further potential. The plot may lend itself to further development or building (subject to the necessary planning permissions), making it particularly attractive for those looking to maximise the site's potential. To the front, there is an enclosed garden with scope to create off-street parking (subject to permissions), in addition to ample on-street parking.

Positioned within close proximity to a wide range of local amenities, reputable schools, and excellent transport links, the property provides easy access into Leeds city centre as well as the wider motorway network including the M62 and M1—ideal for commuters.

The property will be sold with vacant possession, ensuring a smooth and straightforward purchase.

This is an ideal opportunity for developers, landlords, and builders, offering excellent scope to refurbish, reconfigure, extend, or build (subject to planning), and maximise value in a high-demand location.

## REASONS TO BUY

- Substantial 5-bedroom semi-detached home
- Sold with vacant possession
- Requires full refurbishment
- Multiple reception rooms offering flexible living
- Two bathrooms
- Generous plot with large rear garden and outbuilding
- Potential for further development/building (STP)

## ENVIRONS

Excellent location close to amenities and transport links. The motorways (M62/ M1) are a short drive away as well as being a stone's throw from Elland Road Stadium and the White Rose Shopping Centre. Close to the Ring Road, access across Leeds is easy and convenient.

This is a rare opportunity to secure a property with both immediate scope and significant long-term development potential, making it a must-see for buyers looking to add value. Contact Monroe Estate Agents for more information and to secure your viewing.

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This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken.

Payment varies but will be no more than £450.00. These services are optional.

## WOODLANDS OLD LANE





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## ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

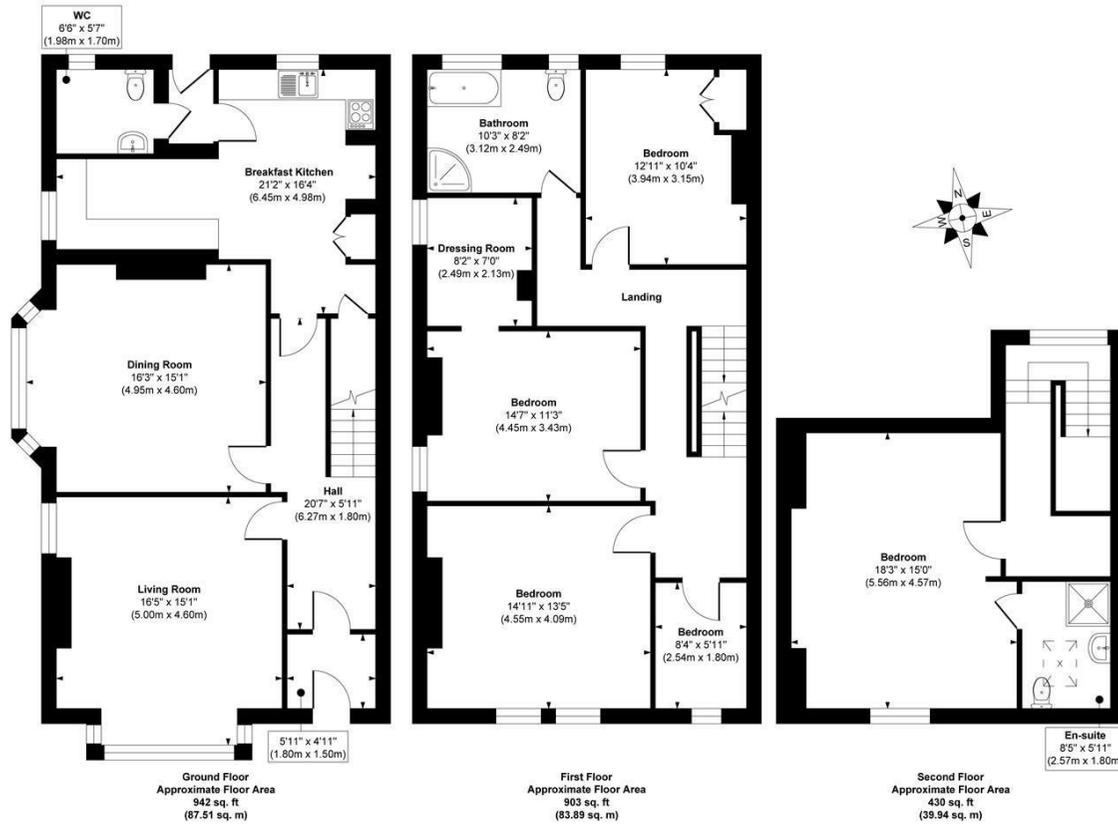
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 2275.00 sq ft

**Tenure** – Freehold





**Approx. Gross Internal Floor Area 2275 sq. ft / 211.34 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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