



95 LONGTHORPE LANE, THORPE ON THE HILL

Carter Jonas

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A 2 bedroom detached bungalow requiring modernisation and improvement located on a large plot measuring 0.22 acres. The property has large gardens to the east and includes a garage and outbuildings.

The property is located close to the village of Thorpe on the Hill to the south of Leeds with the city centre being approximately 4.5 miles away and north of Wakefield which is 3.5 miles away. It is conveniently located for access to the M62 and the M1.

The bungalow benefits from its own private driveway. The property benefits from mains gas and has gas fired central heating.

CLAWBACK

The property is sold subject to an overage agreement whereby the seller shall be entitled to receive 30% of any uplift in value resulting from the grant of planning permission, implementation of development, or subsequent sale of the property at an enhanced value due to a change of use from its existing use. The overage obligation shall remain in effect for a period of 25 years from the date of completion. Please contact our office for more information.

TENURE To be advised

LOCAL AUTHORITY Leeds City Council

COUNCIL TAX D

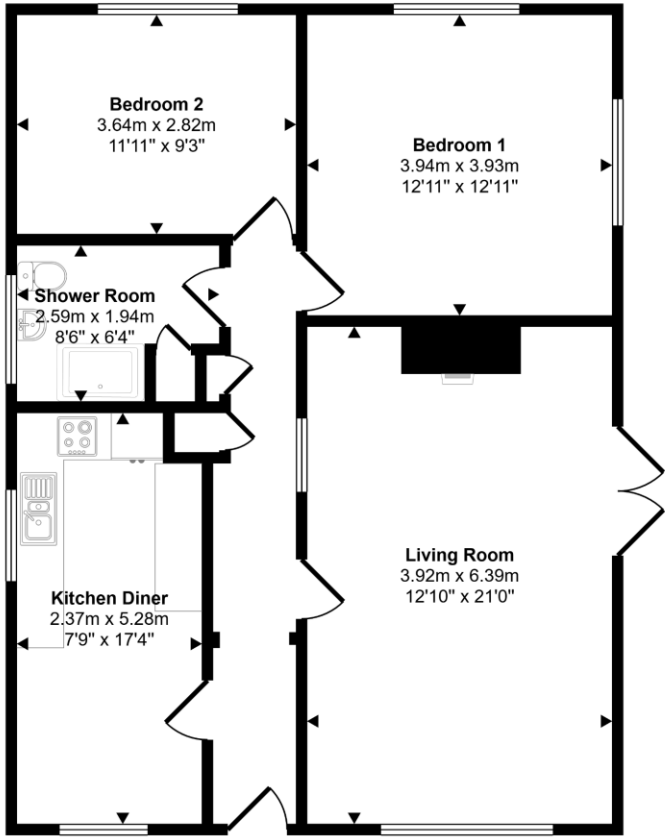
EPC BAND E

A 2 bedroom detached bungalow within a large plot with scope for modernisation and improvement.





Approx Gross Internal Area
80 sq m / 861 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	53 E	
21-38	F		
1-20	G		

Infrastructures

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Offices throughout the UK

IMPORTANT INFORMATION

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