HUNTERS®

HERE TO GET *you* THERE



Arthur Street

Stanningley, Pudsey, LS28 6JD

Offers In The Region Of £110,000

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Council Tax: B





9 Arthur Street

Stanningley, Pudsey, LS28 6JD

Offers In The Region Of £110,000







- Modern two bedroom apartment
- Owner occupied and exceptionally well cared for
- Spacious L-shaped open-plan living area
- Move-in ready from day one
- Fitted kitchen adjoining the main living space
- Two generous double bedrooms
- Stylish modernised shower room
- Fresh, modern décor throughout
- Excellent first-time buyer or investment opportunity
- Allocated parking

For anyone searching for an apartment where the hard work has already been done, this beautifully presented two bedroom top floor home is an exciting opportunity. Owner occupied and clearly very well cared for, the apartment has been maintained as a home rather than simply an investment property, giving it a fresh, welcoming and genuinely move-in-ready feel. With a bright open-plan living space, two generous double bedrooms and a stylish contemporary shower room, there is little to do other than unpack and enjoy.

The heart of the apartment is the spacious L-shaped open-plan living area, finished with engineered wood flooring and modern grey décor to create a smart, easy-to-maintain space. Two windows allow plenty of natural light to flow through the room, while the generous proportions provide plenty of space for both lounge and dining furniture.

Adjoining the living area is the fitted kitchen, offering a good range of wall and base units with contrasting work surfaces and tiled splashbacks. There is space for an oven and additional white goods, while the open-plan arrangement keeps the kitchen connected with the main living space and makes the whole area feel sociable and practical.

There are two excellent double bedrooms, both generously proportioned and presented in neutral décor with carpeting underfoot. Both rooms are ready to use from day one, with the second bedroom also offering flexibility for those wanting a guest room, home office or dressing space.

The modernised shower room completes the accommodation beautifully. Finished with tiled walls and a contemporary white suite, it incorporates a walk-in rainfall shower alongside a combined wash basin and WC unit. Chrome detailing throughout, including the mixer tap, shower fittings and trims, gives the room a fresh and modern finish.

The property also benefits from allocated residents parking to the rear.

The location adds even more appeal, with local shops, everyday amenities, green spaces and public transport connections all within easy reach. For those commuting into Leeds, the apartment is particularly well positioned, making it a convenient base for buyers wanting access to the city while still enjoying everything the surrounding area has to offer.

Fresh, modern and genuinely move-in ready, this is a fantastic starter apartment with nothing to do other than unpack and enjoy. Whether you are buying your first home, looking for an easy-to-manage property or considering a buy-to-let investment, this one is well worth a closer look.

KITCHEN
8'9" x 6'5" (2.69m x 1.98m)

LIVING ROOM
19'7" x 14'1" (5.98m x 4.30m)

BEDROOM ONE
11'2" x 11'9" (3.42m x 3.60m)

BEDROOM TWO
11'2" x 7'3" (3.42m x 2.22m)

BATHROOM
8'2" x 6'3" (2.50m x 1.93m)









Road Map



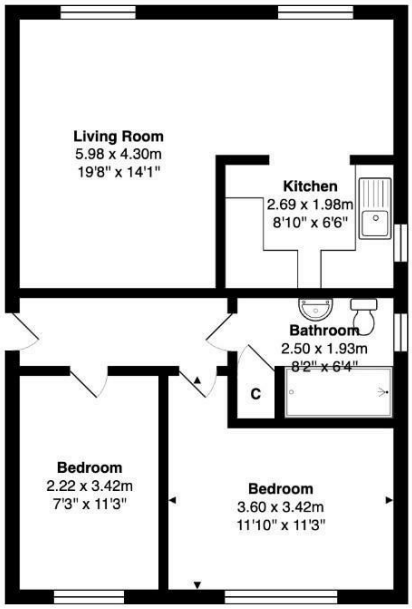
Hybrid Map



Terrain Map



Floor Plan



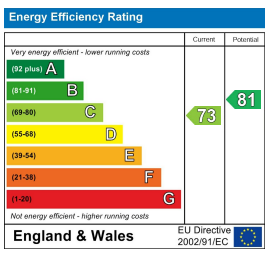
Total Area: 54.6 m² ... 588 ft²

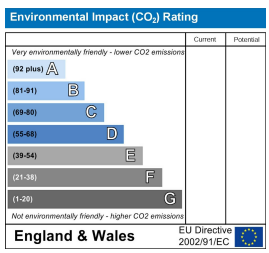
All measurements are approximate and for display purposes only

Viewing

Please contact our Hunters Pudsey Office
on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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