

HUNTERS[®]

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Dawsons Square

Pudsey / Farsley Border, LS28 5FZ

Offers Over £160,000



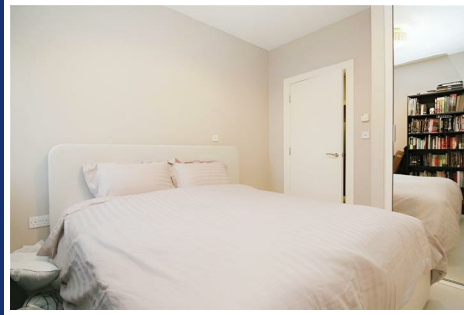
Council Tax: A



Greenleigh Court Dawsons Square

Pudsey / Farsley Border, LS28 5FZ

Offers Over £160,000



- Two lovely double bedrooms
- Secure communal entrance and lift access
- South-facing sunlit reception room
- Modern kitchen with BOSCH appliance
- Underfloor heating throughout
- Two modern tiled bathrooms
- Walking distance to New Pudsey train station
- Proximity to schools and parks and the Ring Road
- Top-floor corner plot views
- Council tax band A

Step into this IMMACULATE two-bedroom flat for sale, a perfect blend of comfort and modernity, radiating warmth and charm in every corner. In a sought-after location bordering Pudsey / Farsley, this property enjoys excellent transport links and proximity to local schools and parks. Not to mention, it's just a leisurely stroll away from the New Pudsey TRAIN STATION and the Ring Road with connecting motorway links to M1 and M62.

The flat boasts a secure communal entrance and LIFT ACCESS, making it ideal and accessible for couples and first-time buyers alike! The UNDERFLOOR HEATING throughout the home ensures cosy comfort, while the modern furnishings add a touch of practical sophistication.

The heart of this home, the corner plot LIVING ROOM, is bathed in SOUTH-FACING SUNSHINE, offering TOP-FLOOR views through large, curtained windows. There's ample room to accommodate family gatherings, and it flows nicely into the dining space and a tastefully designed KITCHEN, complete with a BOSCH oven and hob, under-cupboard lighting, and sleek glossy units. The flat also benefits from a plumbed airing cupboard, perfect for storage and is currently used to hide away white goods.

The TWO BEDROOMS offer a peaceful retreat. The main bedroom features its own ENSUITE, fitted mirror wardrobes, and occasional space used as an office. The second bedroom is also a well-sized double with fitted mirror storage and plenty of natural light.

The property hosts TWO bathrooms. The main bathroom is a bright and fresh space with a combi shower/bath, and the ensuite bathroom, accessible from the main bedroom, boasts a walk-in shower. Both bathrooms exhibit a modern and clean finish, enhancing the overall contemporary finish throughout this top-floor flat.

This property is council tax band A, with a fantastic CORNER PLOT DESIGN, creating a home that's truly a gem in a sought-after location.

This STUNNING two-bedroom TOP FLOOR FLAT combines comfort and modernity with LIFT ACCESS and features like UNDERFLOOR HEATING, a sunlit CORNER PLOT living room, and a tasteful kitchen, all located in a highly sought-after area with proximity to local schools and parks and excellent transport links such as NEW PUDSEY TRAIN STATION.

Tel: 0113 257 6198

COMMUNAL ENTRANCE WITH LIFT

OPEN PLAN KITCHEN / LIVING ROOM

26'4" x 18'5" (8.04 x 5.62m)

BATHROOM

10'4" x 6'9" (3.17 x 2.06m)

BEDROOM ONE

9'11" x 11'3" (3.04 x 3.45m)

ENSUITE

6'6" x 7'9" (2.00 x 2.37m)

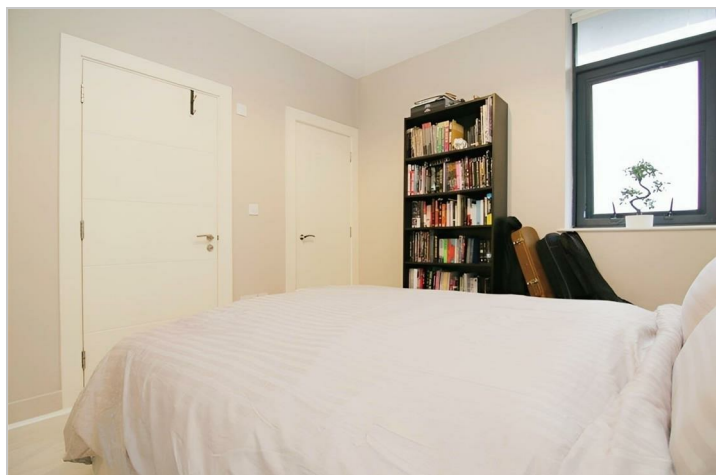
OCCASIONAL OFFICE SPACE

BEDROOM TWO

8'7" x 11'3" (2.64 x 3.45m)

AIRING CUPBOARD

COMMUNAL GARDENS



Road Map



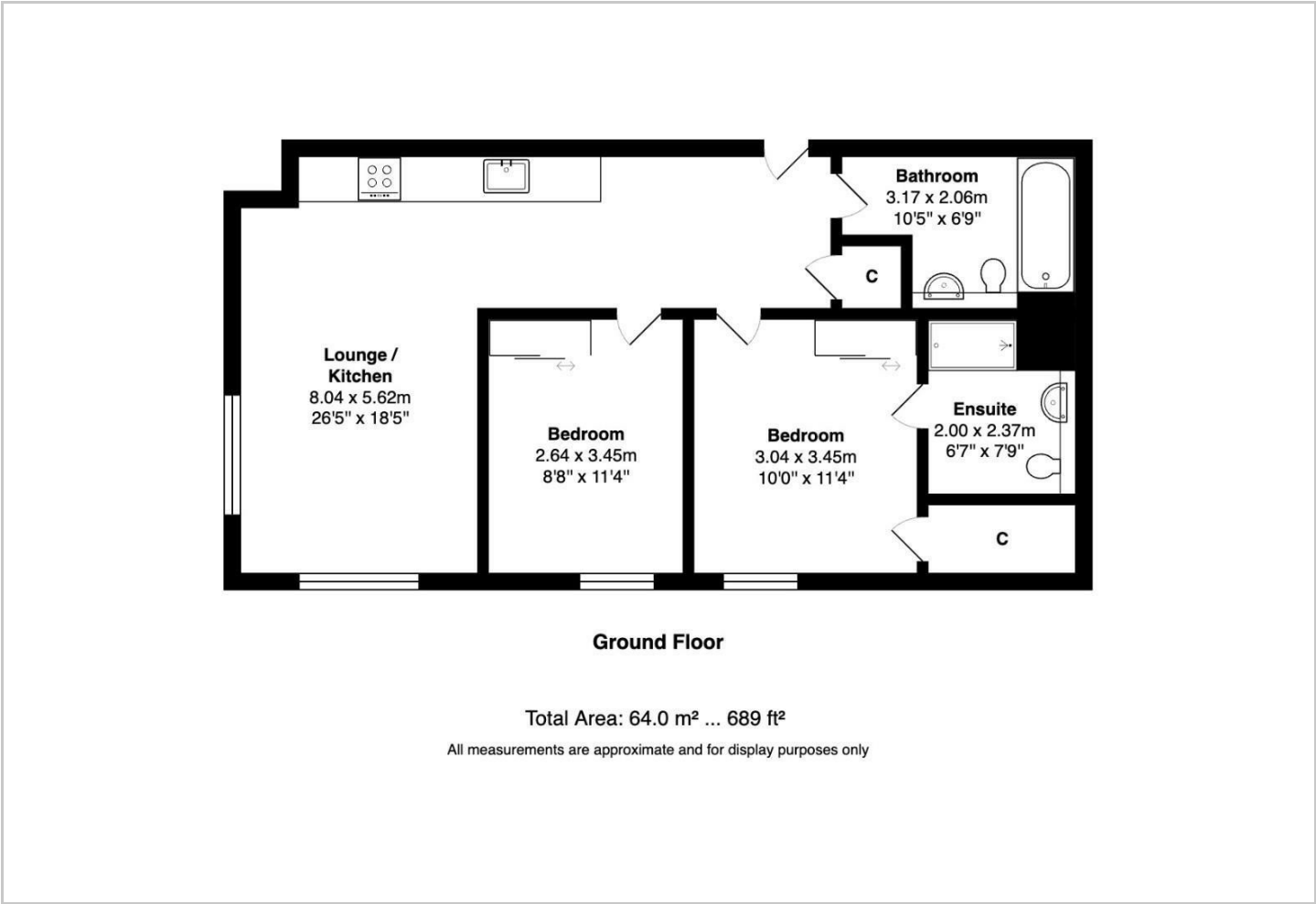
Hybrid Map



Terrain Map



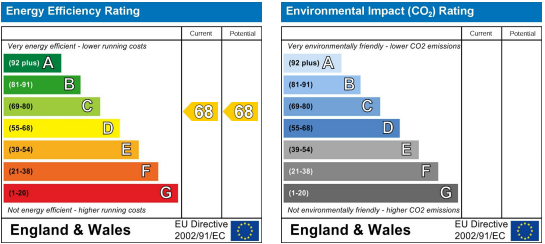
Floor Plan



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.