

# HUNTERS®

HERE TO GET *you* THERE



**Longfield Court**  
Pudsey, Leeds, LS28 7DG

Offers In The Region Of £170,000



2



1



1



Council Tax: B



# 5 Longfield Court

Pudsey, Leeds, LS28 7DG

Offers In The Region Of £170,000



- Two bedroom ground floor apartment
- No forward chain
- Attention couples and downsizers
- Spacious through living/dining room
- Enclosed private garden
- Driveway and single garage
- Close to Pudsey town centre

A wonderful opportunity to purchase this nicely presented TWO BEDROOM GROUND FLOOR APARTMENT which is situated in a quiet CUL-DE-SAC in Pudsey, close to the town centre which has an excellent range of amenities and transport links. Sure to appeal to a range of buyers in particular COUPLES and DOWNSIZERS, the property features neutral and ready to move into accommodation throughout and benefits from having a private and low maintenance GARDEN, a single GARAGE and DRIVEWAY for off street parking. Offered to the market with NO FORWARD CHAIN, early viewing is genuinely highly advised.

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the property briefly comprises: ENTRANCE HALLWAY with laminate flooring and two useful storage cupboards and one having space for a fridge/freezer. The LIVING/DINING ROOM is a generous size and has a lovely dual aspect, electric fire with surround and hearth and sliding patio doors leading to the garden. The KITCHEN has a good range of wall and base units with an integrated extractor hood and space for a cooker, low level fridge/freezer and washing machine.

BEDROOM ONE is a double sized room which has fitted wardrobes, a chest of drawers and venetian blinds and BEDROOM TWO is a comfortable sized single room with space for a single bed, furniture and fitted venetian blinds. The BATHROOM has a white three piece suite with an overhead electric shower, part tiled walls, vinyl flooring and venetian blinds.

Outside, to the rear, there is a fully enclosed PRIVATE garden which boasts a south facing aspect and is extremely low maintenance. There is outdoor power and light, artificial lawn, patio area and also a wonderful wooden summerhouse. In addition, there is a single GARAGE located to the rear of the property with up and over door and an off street parking space in front of the garage. There is permit parking on the street for visitors and residents.

The location of the property is perfect for commuting links to both Leeds and Bradford via the Ring Road and Pudsey Railway Station. The house is situated within 500 metres of the centre of Pudsey, where there is a good selection of amenities including shops/cafés, local schools and transport links.

## HALLWAY

## KITCHEN

8'04 x 7'60 (2.54m x 2.13m)

## LIVING/DINING ROOM

16'81 x 11'07 (4.88m x 3.53m)

## BEDROOM ONE

11'62 x 8'59 (3.35m x 2.44m)

## BEDROOM TWO

8'62 x 7'41 (2.44m x 2.13m)

## BATHROOM

7'25 x 6'62 (2.13m x 1.83m)



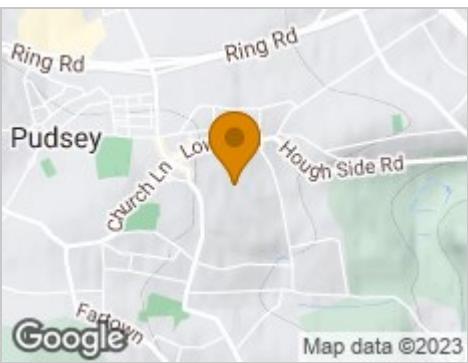
## Road Map



## Hybrid Map

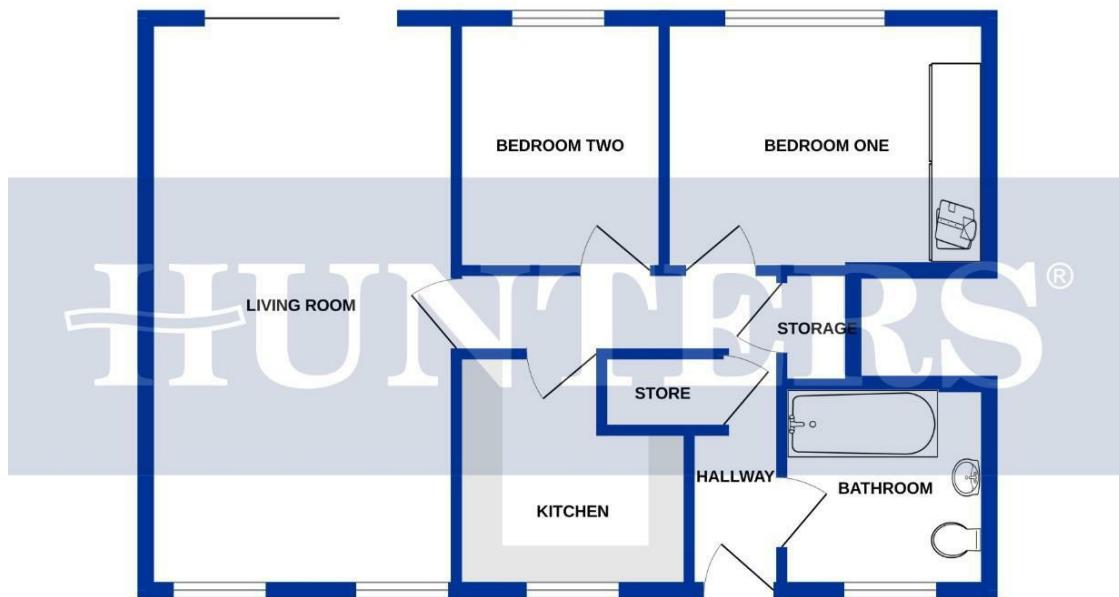


## Terrain Map



## Floor Plan

### GROUND FLOOR

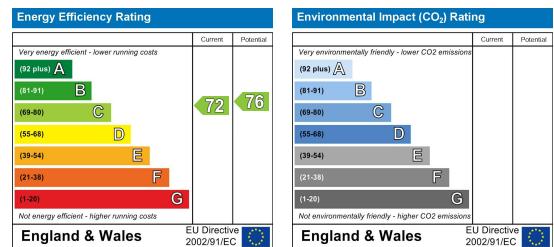


Whilst every effort has been made to ensure the accuracy of the floorplan, consideration has been given to the fact that measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

## 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.