

HUNTERS®

HERE TO GET *you* THERE



Claremont Gardens

Farsley, Pudsey, LS28 5BF

£130,000



Council Tax: B



17 Claremont Gardens

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£130,000



- OVER 55s & CASH BUYERS ONLY
- Delightful two-bedroom apartment
- First floor with stairlift for accessibility
- Spacious reception room with electric fireplace
- Heart of Farsley amenities
- Beautiful communal gardens
- Practical kitchen with integrated oven
- Tiled bathroom suite with walk-in shower
- Scope for personalisation

Welcome to this charming TWO BEDROOM apartment for sale in the heart of FARSLEY. This property has been well maintained, presenting all the modern comforts, with scope for further personalisation. A unique and fantastic feature of this flat is the stairlift, making it more ACCESSIBLE for those with mobility issues. Nestled within BEAUTIFUL communal gardens and nearby local amenities, this is a RARE opportunity to secure a delightful apartment in a desirable location.

The generous LIVING ROOM comes with an electric fireplace providing a comforting ambience. A unique triangular oriel window bathes the room in natural light and lends character to the room. This space can be configured in many ways, with enough room for a dining area to suit your needs.

The LIVING ROOM flows nicely into a bright and functional KITCHEN. This has been fitted with ample wall & base units offering lots of storage space and designed with easy maintenance in mind. It benefits from an integrated oven, a tiled splashback, and a washing machine providing a perfect canvas for your own vision.

This apartment offers TWO charming BEDROOMS. The primary bedroom is a well-proportioned double room with FITTED WARDROBES and dual aspect window sunshine. The second bedroom, a smaller double, cleverly utilises space with storage over the stairs, also presenting a potential for a DRESSING ROOM or study.

The BATHROOM is tiled and accessible, offering a WALK-IN SHOWER, all in a well-planned design. There is ample bathroom storage, and with functionality and cleanliness in mind, there's scope to tailor this space to your own taste.

You'll adore the COMMUNAL GARDENS, where you can sit back and relax while enjoying the outdoors. Being within walking distance of public transport links, local amenities, and parks, the property's location couldn't be more convenient.

This apartment offers a neutral BLANK CANVAS for you to make it your own. With an EPC rating of C and falling under council tax band B, this is an incredible opportunity not to be missed. Whether you're looking to downsize or seeking an accessible property for your later years, this apartment could be a perfect fit for you. All interested parties must be OVER 55 to qualify and be a CASH purchaser.

Tel: 0113 257 6198

ENTRANCE HALL

LANDING

LIVING ROOM

10'6" x 16'7" (3.21 x 5.07m)

KITCHEN

8'11" x 6'10" (2.72 x 2.10m)

BATHROOM

8'11" x 6'5" (2.72 x 1.97m)

BEDROOM ONE

9'1" x 14'3" (2.79 x 4.35m)

BEDROOM TWO

6'5" x 11'0" (1.98 x 3.37m)

COMMUNAL GARDENS & PARKING



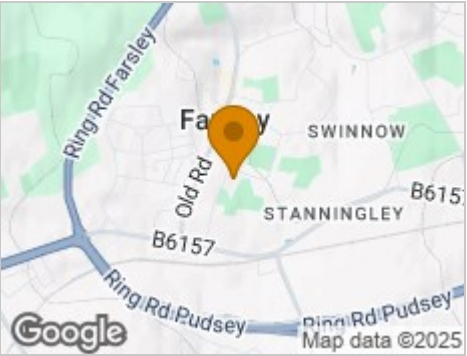
Road Map



Hybrid Map



Terrain Map



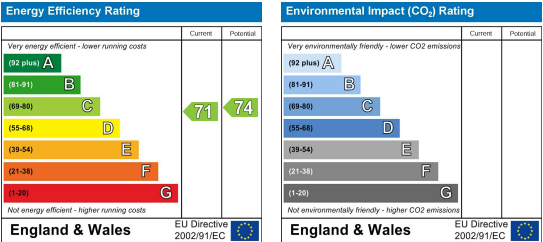
Floor Plan



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.