

# HUNTERS®

HERE TO GET *you* THERE



## Fulneck Court

Pudsey, LS28 8SB

Offers Over £130,000



# Flat 8 Fulneck Court

Pudsey, LS28 8SB

Offers Over £130,000



- Ground Floor apartment
- Two Generous sized bedrooms
- Both have fitted furniture
- Living room to sun terrace
- Fitted kitchen/diner
- Scope to redecorate
- Car parking allocation
- No chain is involved

Hunters are delighted to offer this GROUND FLOOR TWO BEDROOM APARTMENT, which is nestled away in a quiet cul-de-sac and convenient for commuting into Pudsey and for links to Leeds and Bradford by road and Pudsey railway station.

The apartment is offered with vacant possession and has scope to redecorate to personal choice, with the benefit of having a SOUTH FACING SUN TERRACE which leads from the LIVING ROOM, UPVC DOUBLE GLAZED WINDOWS and GAS CENTRAL HEATING. Comprising; ENTRANCE LOBBY with access to the HALLWAY and doors leading to all rooms. The LIVING ROOM is a generous size and has feature opaque glass block walling to the rear wall and FRENCH DOORS lead out to the SUN TERRACE, which is paved and is a great place to enjoy the sunshine throughout the day. The KITCHEN has an good range storage units/worktops/sink and INTEGRATED APPLIANCES including convenient mid-height oven, fridge freezer and gas hob, washing machine and dishwasher. The floor is laminated wood style and there is space for a bistro table and chairs.

The MAIN BEDROOM has fitted wardrobes and has a window with wooden shutters, a door connects to the BATHROOM. The SECOND BEDROOM is a good sized single room, also with fitted wardrobes. The BATHROOM has a modern white contemporary style suite which is complimented with attractive wall tiling. The bath has a glass screen and mains shower above, the toilet and wash basin bowl are matching.

Outside, the communal garden area is WELL MAINTAINED and there is a CAR PARK ALLOCATION plus VISITORS SPACE close by.

The location is in a residential development of mixed property types and is well regarded. There is bus route within 200 metres which provides access to the centre of Pudsey. The Fulneck Maravian settlement and country walks are also within 400 metres of the address.

## KITCHEN/DINER

15'7" x 8'0" (4.75 x 2.44)

## LIVING ROOM

15'2" x 10'4" (4.62 x 3.15)

## BEDROOM ONE

10'10" x 9'0" (3.30 x 2.74)

## BEDROOM TWO

9'3" x 7'6" (2.82 x 2.29)

## BATHROOM

8'5" MAX x 6'0" (2.57 MAX x 1.83)

## HALLWAY

## REAR EXTERNAL

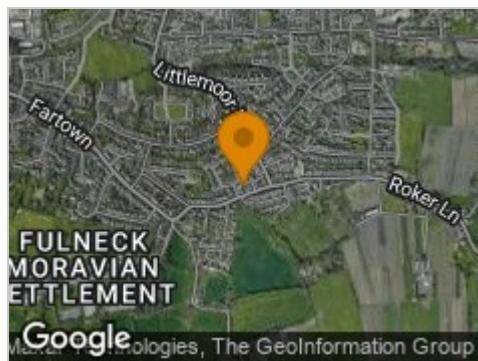
## REAR ELEVATION



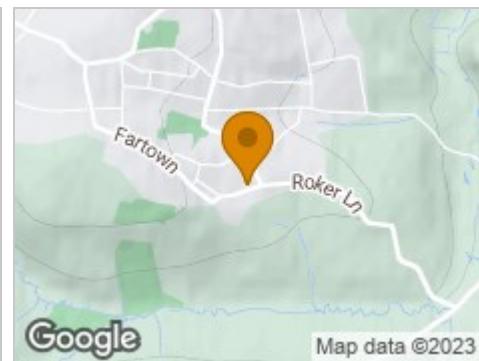
## Road Map



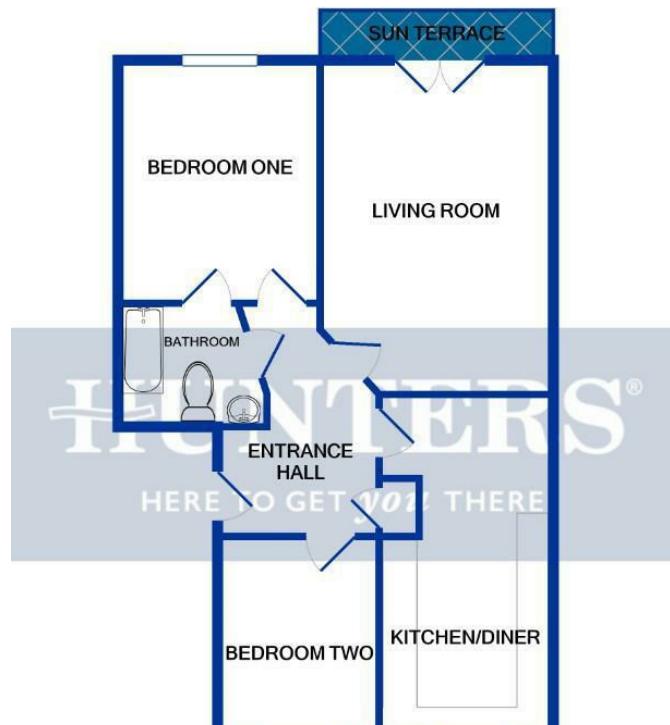
## Hybrid Map



## Terrain Map



## Floor Plan



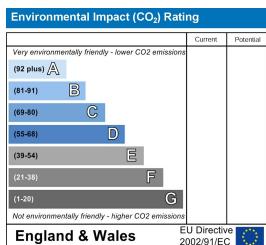
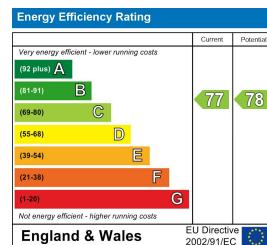
TOTAL APPROX. FLOOR AREA 525 SQ.FT. (48.8 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

## 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.