

# HUNTERS®

HERE TO GET *you* THERE



## Galloway Court

Pudsey, LS28 8RA

Asking Price £95,000



Council Tax: B





# 17 Galloway Court

Pudsey, LS28 8RA

Asking Price £95,000



- Over 55s ground floor flat
- 70% shared ownership scheme
- Two double sized bedrooms
- Communal gardens and residents' parking
- Gas central heating & PVC windows
- No onward chain sale
- Close to shops and amenities
- Excellent bus and rail links
- Sought-after Pudsey location

For Sale: TWO-bedroom ground floor flat for the over 55s, located in Pudsey and offered on a 70% shared ownership basis with the Guinness Partnership.

Set within a well-managed complex, the flat is positioned just off Galloway Lane, approximately 200 metres from a local convenience store and a regular bus route. Buses provide access to Pudsey centre as well as routes for commuting towards both Leeds and Bradford via the ring road and Pudsey railway station. From Pudsey station, rail services run to Leeds and Bradford Interchange, offering onward connections across West Yorkshire.

The neutrally decorated accommodation comprises an entrance HALLWAY with intercom entrance phone, a generous-sized LIVING room with door leading directly to a small outside patio area, and a KITCHEN fitted with fitted storage units, ample worktop space with sink, and provision for a cooker and fridge. There are two DOUBLE SIZED bedrooms and a shower room fitted with shower cubicle, pedestal washbasin and WC. The property benefits from PVC windows and GAS central heating.

Residents have use of communal gardens, drying area and a car park for residents. The development is set in a sought-after Pudsey location, convenient for local amenities, walking routes and access to public transport. This property is offered with no chain involved and is suitable for purchasers aged 55 and over only.

Pudsey, blends small-town charm with excellent city connections, sitting between Leeds and Bradford with quick road, bus, and rail links to both. The property market offers something for everyone, from modern apartments and cosy terraces to spacious family homes and characterful period properties. Green spaces are in abundance, with Pudsey Park, Fulneck Golf Club, and the nearby Tong Valley providing room to walk, relax, and enjoy the outdoors. The bustling town centre features independent shops, cafés, restaurants, and traditional pubs, alongside supermarkets and leisure facilities. Pudsey also has a thriving community spirit, showcased in its regular markets, local events, and well-regarded schools. Whether you're a commuter, a growing family, or someone who loves a vibrant town with a friendly, close-knit feel, Pudsey is a place that truly feels like home.

Tel: 0113 257 6198

## HALLWAY

## LIVING ROOM

17'3" x 12'0" (5.28 x 3.68)

## KITCHEN

12'0" x 9'3" (3.68 x 2.82)

## BEDROOM ONE

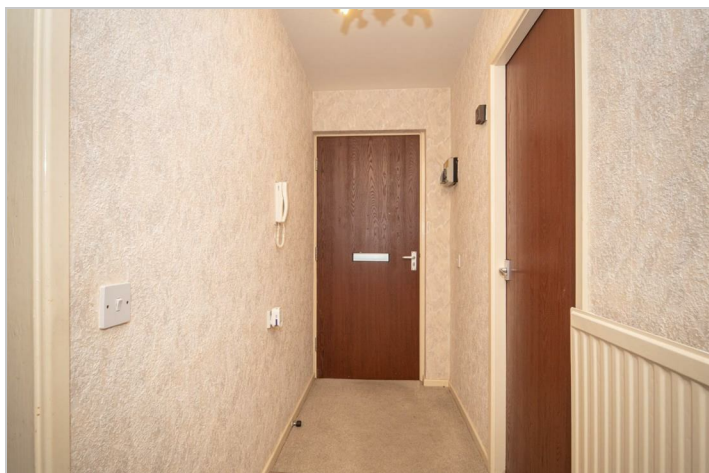
12'0" x 9'11" (3.66 x 3.04)

## BEDROOM TWO

13'6" x 9'11" (4.14 x 3.04)

## SHOWER-ROOM

8'3" x 7'4" (2.52 x 2.26)



Road Map



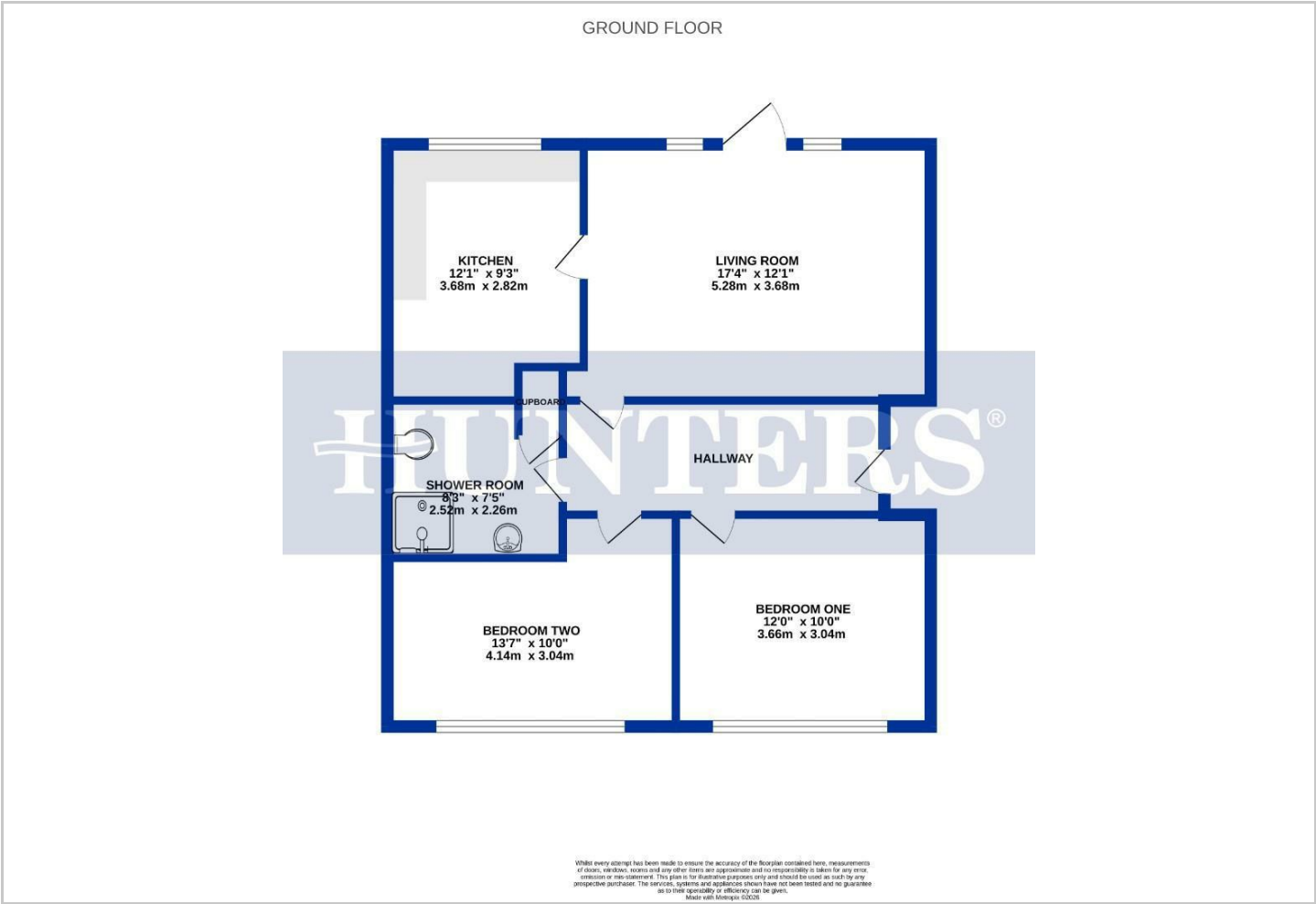
Hybrid Map



Terrain Map



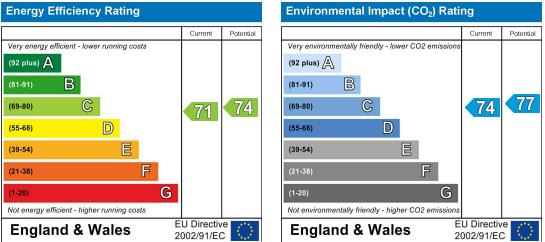
Floor Plan



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.