

# HUNTERS®

HERE TO GET *you* THERE



## The Lanes

Pudsey, Leeds, LS28 7AQ

Offers In The Region Of £125,000



Council Tax: B



# 11 The Lanes

Pudsey, Leeds, LS28 7AQ

Offers In The Region Of £125,000



- Two bedroom first floor apartment
- No forward chain
- 962 years left on the lease
- Attention couples and downsizers
- Modern kitchen and bathroom
- Private entrance
- Allocated parking space
- Well maintained communal grounds
- 300 meters away from Pudsey town centre

Hunters are delighted to offer for sale this well presented TWO BEDROOM FIRST FLOOR APARTMENT, situated in a convenient location in Pudsey, close to transport links and the excellent range of local amenities in Pudsey centre. Featuring well proportioned accommodation which includes a modern kitchen and bathroom, the property benefits from having a PRIVATE ENTRANCE, an ALLOCATED PARKING SPACE and access to well-maintained communal grounds. Offered to the market with NO FORWARD CHAIN, the property is sure to appeal to a range of buyers, in particular COUPLES and DOWNSIZERS.

Having PVC DOUBLE GLAZING and ELECTRIC HEATERS (there is no gas supply to the property), the accommodation briefly comprises: A private ENTRANCE HALL with stairs rising to the first floor. The LIVING ROOM is a great size and floods plenty of natural light and boasts a south facing aspect. The KITCHEN features a range of beautiful shaker style and base storage units and includes an integrated electric oven, hob and extractor hood, fridge/freezer and space for a washing machine.

The HALL leads on from the living room and has a large storage cupboard with shelving and provides access to a fully insulated loft space. BEDROOM ONE is a double sized room with plenty of space for a double bed and furniture. BEDROOM TWO is another double sized room which would make the ideal spare room or home office. The BATHROOM has a three piece white suite with overhead electric shower, electric heated towel rail, tiled flooring and part tiled walls.

Externally, there are well maintained communal grounds which include lawned areas and a patio. In addition, there is an ALLOCATED PARKING space.

The location of the property is perfect for commuting links to both Leeds and Bradford via the Ring Road and Pudsey and Bramley railway Stations. The property is situated within 300 metres of the centre of Pudsey, where there is a good selection of amenities including shops/cafés, local schools and transport links.

**ENTRANCE HALL**

**LANDING**

**LIVING ROOM**

13'5" x 11'1" (4.1m x 3.4m)

**KITCHEN**

9'6" x 4'11" (2.9m x 1.5m)

**HALL**

**BEDROOM ONE**

11'1" x 9'10" (3.4m x 3m)

**BEDROOM TWO**

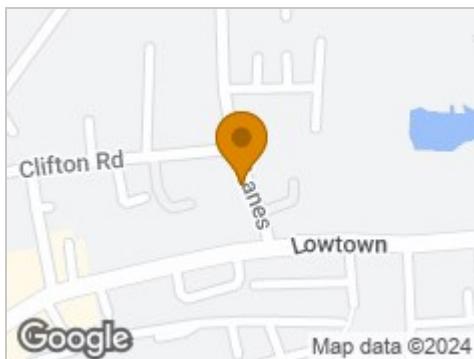
10'9" x 6'10" (3.3m x 2.1m)

**BATHROOM**

7'2" x 6'6" (2.2m x 2m)



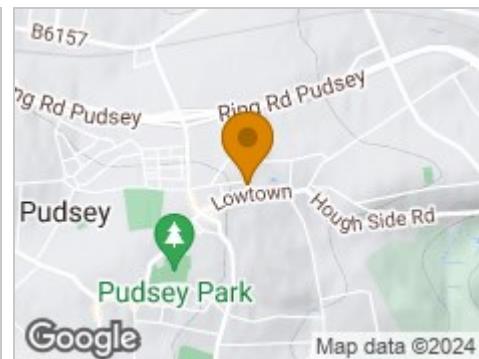
## Road Map



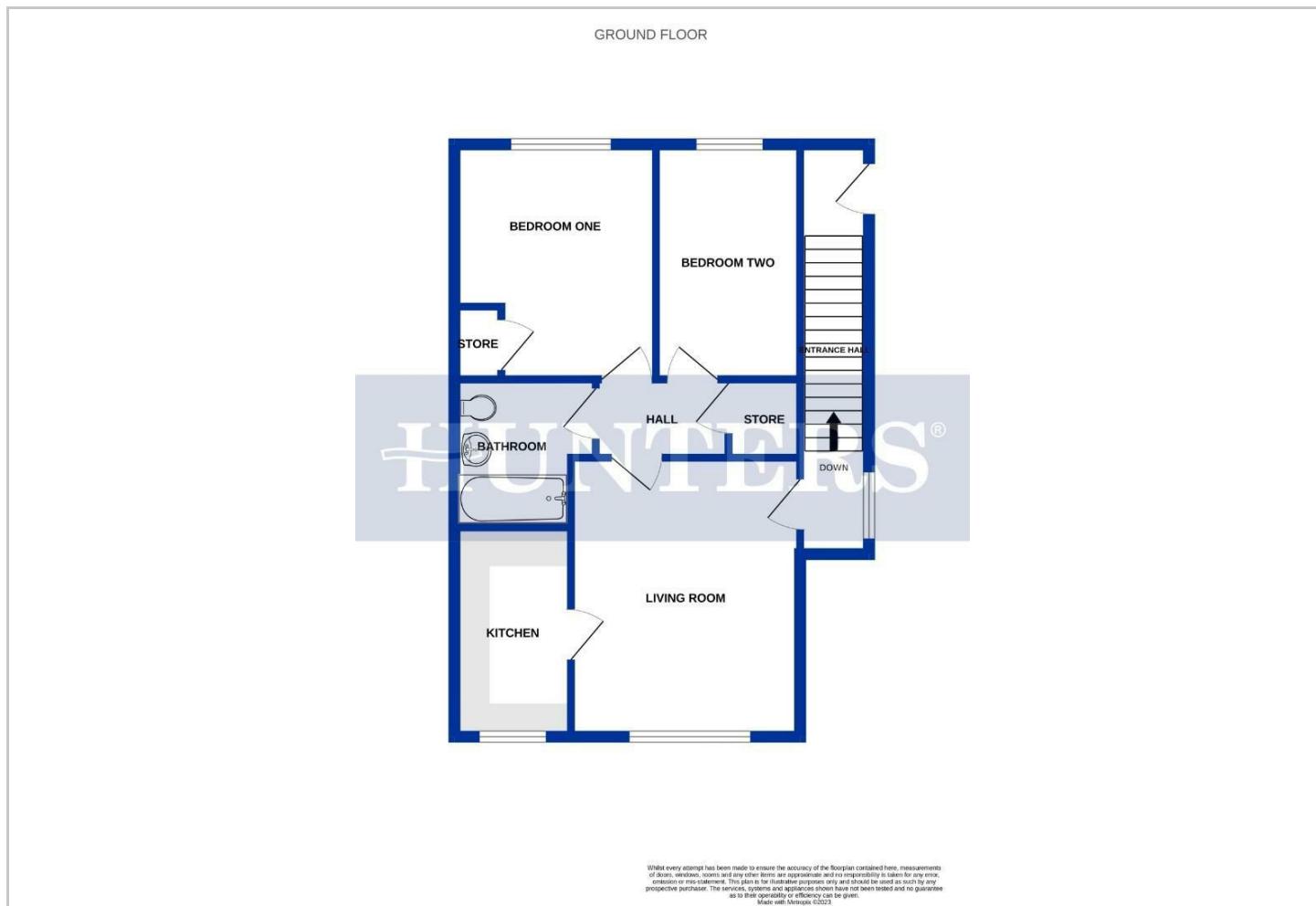
## Hybrid Map



## Terrain Map



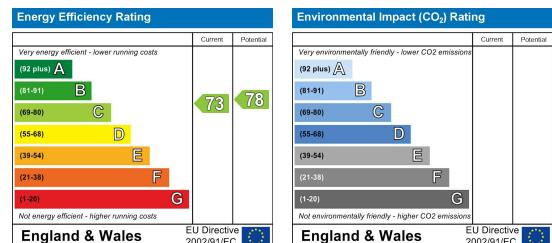
## Floor Plan



## 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.