

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Pavilion Close

Stanningley, Pudsey, LS28 6NL

£139,950



Council Tax: B



# 22 Pavilion Close

Stanningley, Pudsey, LS28 6NL

£139,950



- Upper Floor apartment
- Two double bedrooms
- Separate Kitchen
- Spacious living-dining room
- Direct access ensuite-style bathroom
- Allocated off-street parking space
- Excellent transport links nearby
- 10-minute train to Leeds
- Well-kept communal gardens
- Close to shops and amenities

This two-bedroom upper floor APARTMENT is offered for sale in good condition and is well located in the Pudsey/Stanningley area, convenient for a range of local amenities and transport links.

The property is approached via a communal entrance on the ground floor and opens into a HALLWAY with built-in storage. The generous RECEPTION room provides a comfortable living and dining area, with access through to a well-planned kitchen offering storage units, worktop with sink, built-in oven and hob, and space for a washer and fridge.

There are two sized BEDROOMS, one of which has direct access to the bathroom. The BATHROOM features a white suite with electric shower over the bath, tiled walls and a combined sink/toilet.

Externally, the flat benefits from an allocated parking space and well-kept communal gardens.

Pudsey and Stanningley provide a good selection of shops, cafés and everyday facilities, along with nearby green spaces and local walking and cycling routes. The property is well placed for public transport, with New Pudsey railway station offering services to Leeds and Bradford; journeys to Leeds typically take around 10 minutes. Regular bus services run along the main routes between Pudsey, Stanningley and Leeds city centre.

This apartment will appeal in particular to first-time buyers and investors seeking a practical, low-maintenance home in an urban setting with convenient access to local amenities and transport connections.

## KITCHEN

17'8" x 6'9" (5.41m x 2.06m)

## LIVING ROOM

14'4" x 13'3" (4.39m x 4.04m)

## BEDROOM ONE

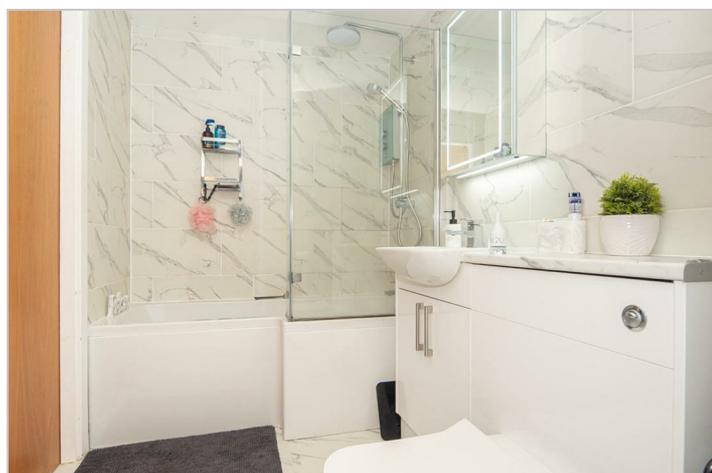
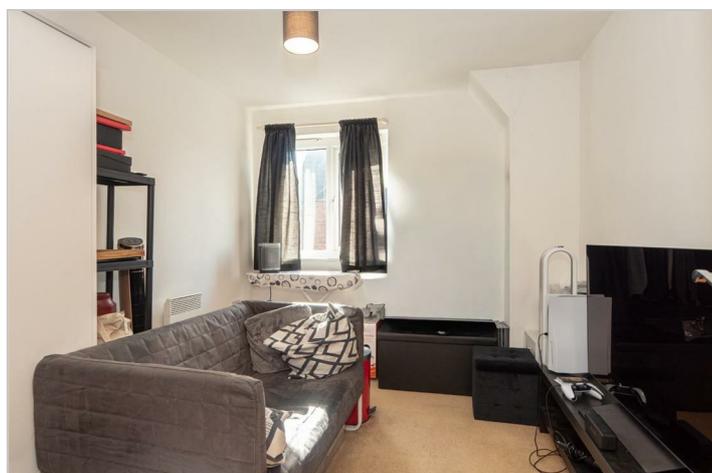
13'0" x 11'5" (3.97m x 3.50m)

## BEDROOM TWO

11'5" x 8'9" (3.50m x 2.68m)

## BATHROOM

8'9" x 5'6" (2.67m x 1.68m)



## Road Map



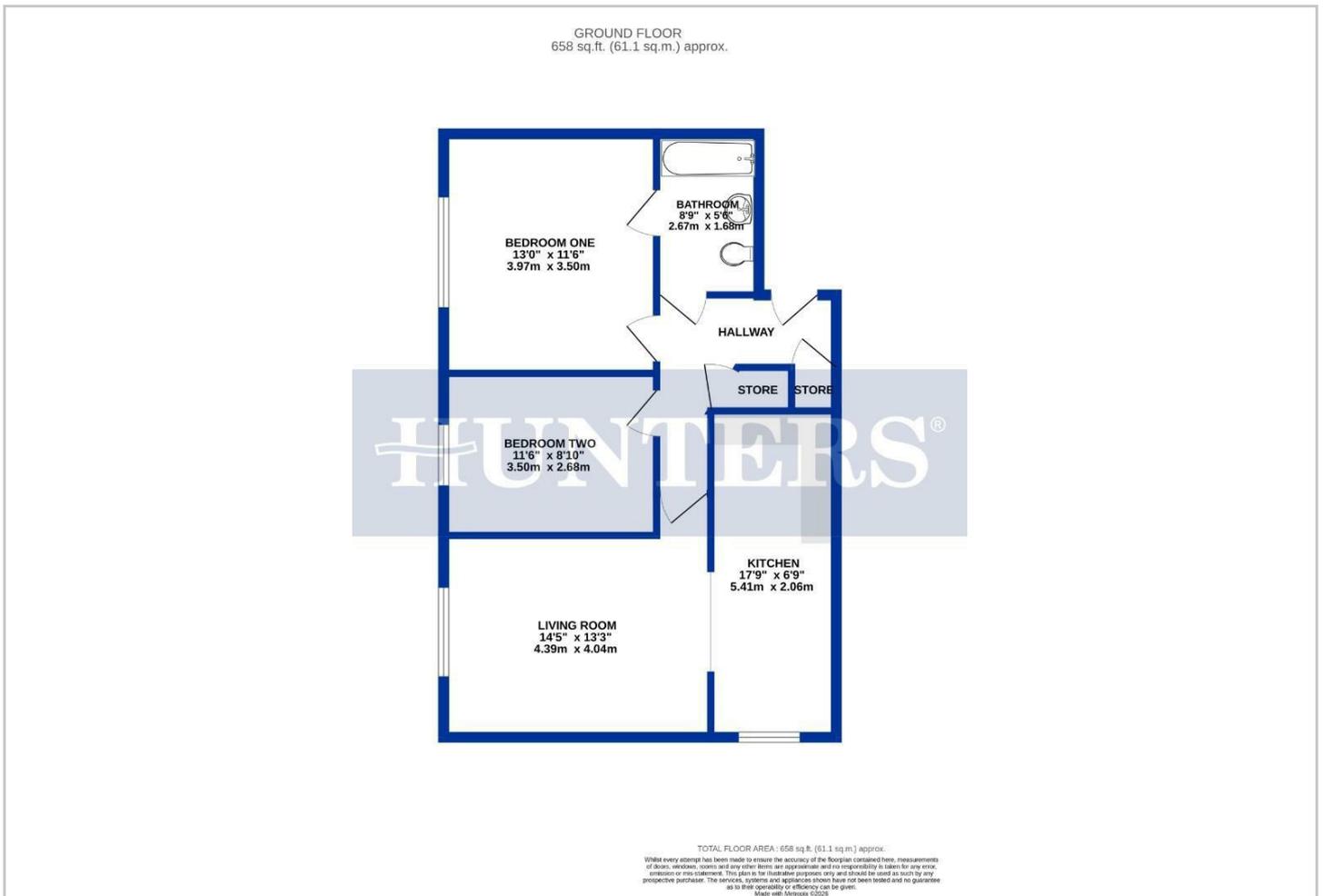
## Hybrid Map



## Terrain Map



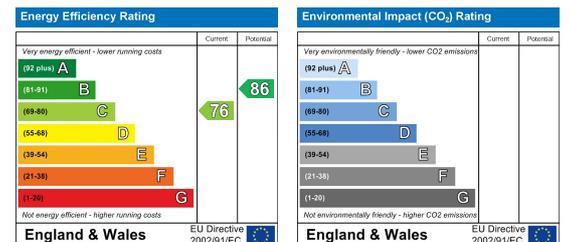
## Floor Plan



## 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.