

Moravia Bank Fartown, Pudsey LS28 8LU



welcome to

Moravia Bank Fartown, Pudsey

Guide Price £130,000 - 140,000* Two bedroom second floor apartment in the heart of the market town of Pudsey which has been improved by the current owner.

Please contact our Pudsey office in order to arrange your viewing in order not to miss out on this beautiful apartment.













Moravia Bank

Attractive stone built Two bedroom apartment with en-suite to the master bedroom plus a renovated bathroom, spacious open plan lounge kitchen, plus loft space. Superbly lit throughout and having far reaching views. New heating system with smart heating.

Located in Fartown with great transport links to Leeds, Bradford and surrounding areas yet being close to green spaces. Near Crawshaw High and Fulneck, Greenside Primary, Southroyd. The facilities of Pudsey Town Street are a few minutes drive away, as is Pudsey park and Pudsey Leisure Centre.

Entrance Hall

Front entrance door leading to the entrance hall and having access to rooms. Access to loft via a pull down ladder.

Cloakroom

Off the landing with shelving.

Kitchen Lounge

18' 2" x 11' 9" (5.54m x 3.58m) Flooded with light from the double glazed windows to the front and side, half carpet and laminate. Wall hung, drawer and base units with worktop surfaces over, integrated oven, hob and extractor, sink with drainer, space for washing machine and space for fridge freezer.

Bedroom One

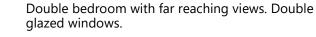
11' 9" x 10' 9" ($3.58m\ x$ $3.28m\)$ Double bedroom with double glazed windows to the front elevation, built in wardrobes and electric heater.

En Suite

10' 3" x 4' 3" (3.12m x 1.30m) Double shower and wash hand basin, low flush WC, extractor fan, tiled floor and electric towel rail.

Bedroom Two

10' 3" x 10' (3.12m x 3.05m)



Bathroom

6' 9" x 5' 9" (2.06m x 1.75m) Recently renovated bathroom with new bath tiled all around, tiled flooring electric shower, low flush WC, wash hand basin, extractor fan.





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Moravia Bank Fartown, Pudsey

- **Guide Price £130,000 140,000***
- Two Bedroom En Suite Apartment
- Far Reaching Views
- Modernised Bathroom
- Superbly Lit Throughout

Tenure: Leasehold EPC Rating: D

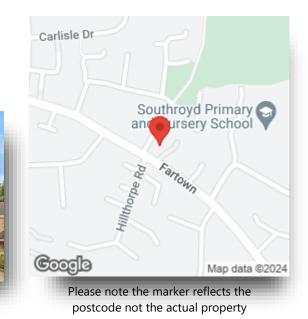
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£130,000







view this property online williamhbrown.co.uk/Property/PDY114992



Property Ref: PDY114992 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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