



**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 )

Double bedroom with far reaching views. Double glazed windows.

## **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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY114992 - 0005

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