

HUNTERS[®]

HERE TO GET *you* THERE



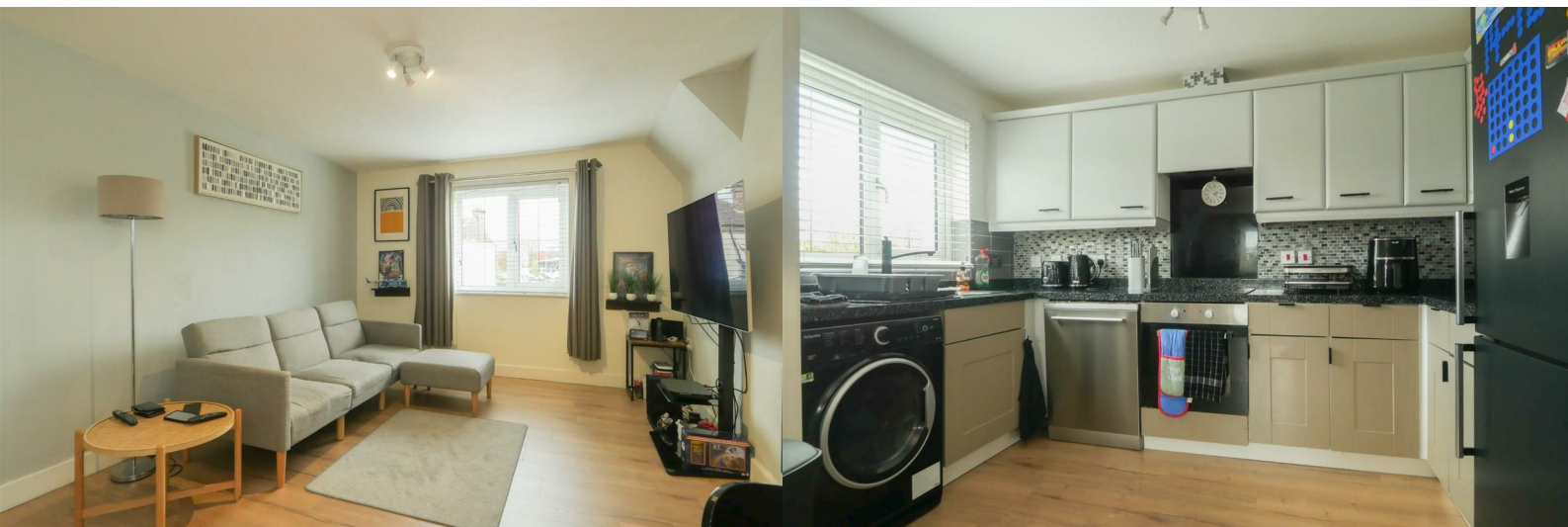
Pavilion Close

Stanningley, Leeds, LS28 6NL

£135,000



Council Tax: B



25 Pavilion Close

Stanningley, Leeds, LS28 6NL

£135,000



- Two bedroom top floor apartment
- No forward chain
- Attention first time buyers and buy to let investors
- Open plan living/dining room and kitchen
- Main bedroom with en suite
- Allocated parking space
- Well maintained communal grounds
- Close to amenities in both Stanningley and Farsley

Offered to the market with NO FORWARD CHAIN is this well presented TWO BEDROOM TOP FLOOR APARTMENT, located in a popular and convenient development with easy reach of excellent transport links and local amenities in both Stanningley and Farsley. Featuring stylish and ready to move into accommodation, the property boasts an OPEN PLAN living space, MAIN BEDROOM WITH EN-SUITE and externally, an ALLOCATED PARKING SPACE and well maintained communal grounds. Sure to appeal to FIRST TIME BUYERS, COUPLES and BUY TO LET INVESTORS, early viewing is advised.

With the benefit of ELECTRIC HEATERS and PVC DOUBLE GLAZING, the accommodation briefly comprises: COMMUNAL ENTRANCE with stairs rising to the second floor. ENTRANCE HALLWAY with security intercom system, useful storage cupboard and internal doors to all rooms. The LIVING/DINING ROOM is a generous light and airy room which opens to the KITCHEN which has a good range of wall and base storage units, an integrated electric oven, hob and extractor hood, space for a fridge/freezer, dishwasher and washing machine.

Both bedrooms are double sized rooms and BEDROOM ONE has an EN-SUITE shower room which features a contemporary three piece suite with overhead mains powered rainfall shower, heated towel rail and part tiled walls. The main BATHROOM has a three piece suite with overhead mixer shower, heated towel rail and part tiled walls.

Outside, there is an ALLOCATED PARKING SPACE and access to a bike store. The apartment is set within extremely well maintained communal grounds which boasts plenty of green space to relax in.

The location of the property is ideal to access the excellent range of local shops and amenities in Stanningley, including a supermarket within only 300 metres. There are regular bus routes located on Stanningley road which provide access to both Leeds and Bradford and Pudsey railway station is 1 mile away. Farsley town street is located within only 800 metres walking distance and provides a further selection of shops, bars and restaurants.

Tel: 0113 257 6198

HALLWAY

LIVING/DINING ROOM

14'9" x 10'9" (4.5m x 3.3m)

KITCHEN

10'5" x 6'2" (3.2m x 1.9m)

BEDROOM ONE

13'9" x 9'10" (4.2m x 3m)

EN-SUITE

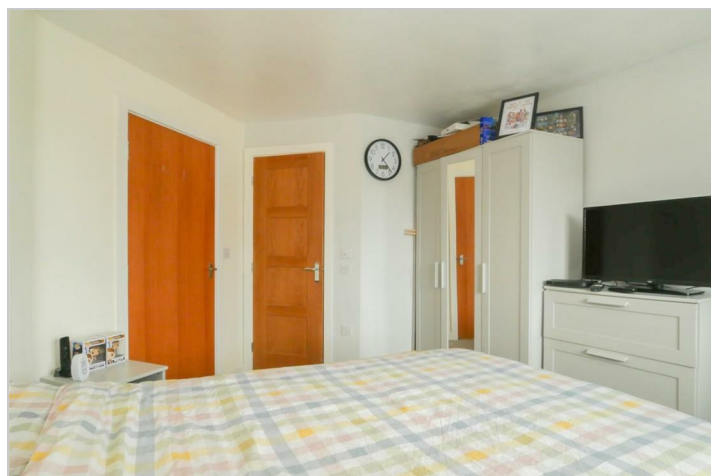
5'6" x 4'11" (1.7m x 1.5m)

BEDROOM TWO

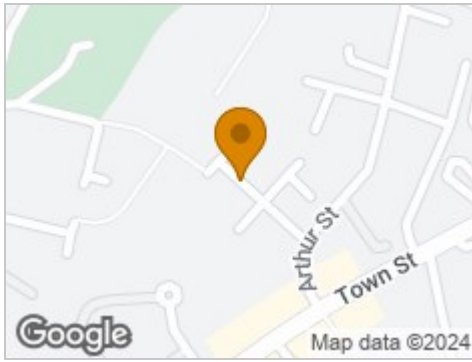
11'5" x 7'2" (3.5m x 2.2m)

BATHROOM

6'2" x 6'2" (1.9m x 1.9m)



Road Map



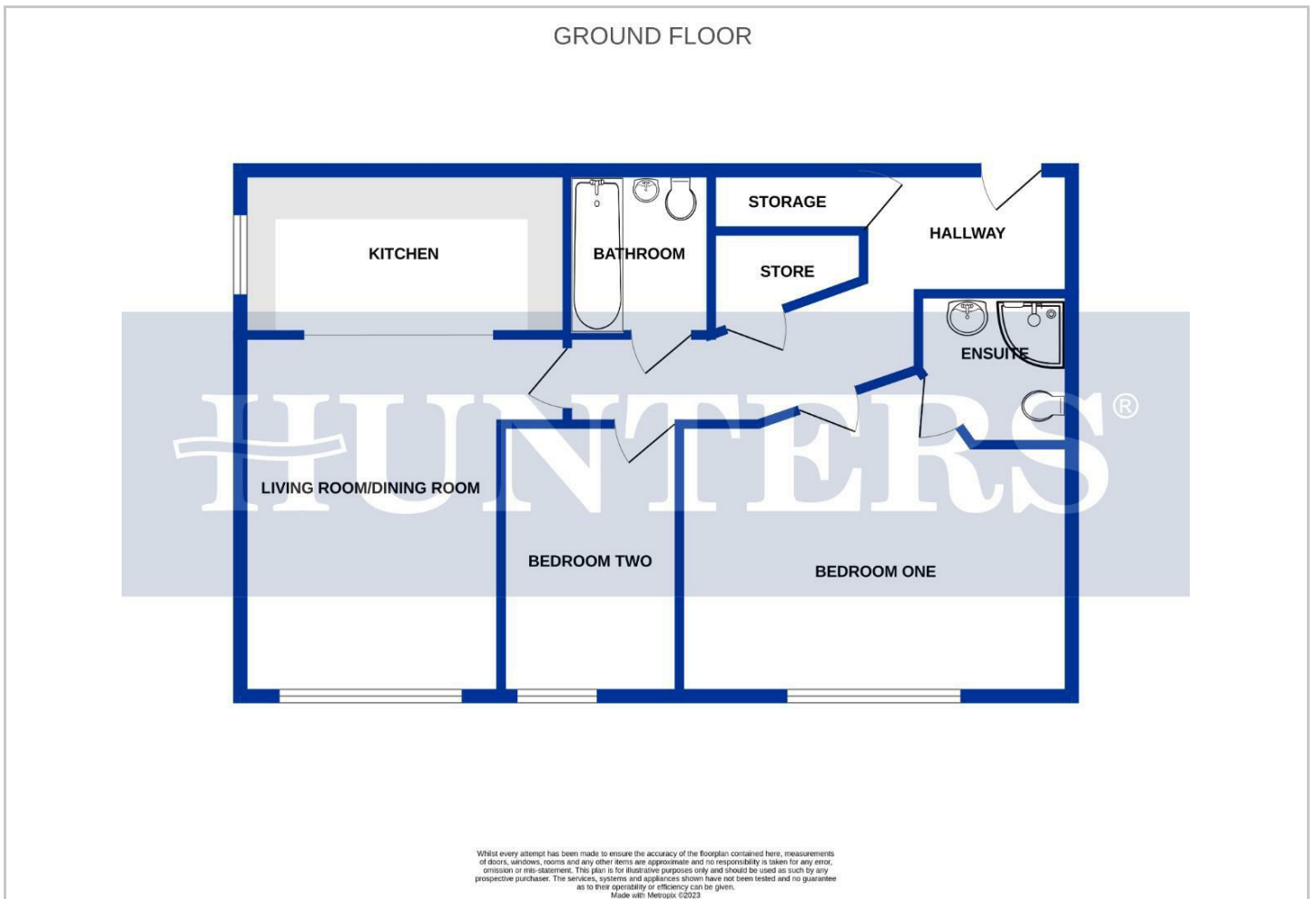
Hybrid Map



Terrain Map



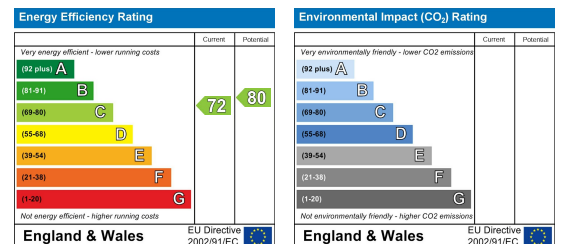
Floor Plan



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.