

HUNTERS®

HERE TO GET *you* THERE



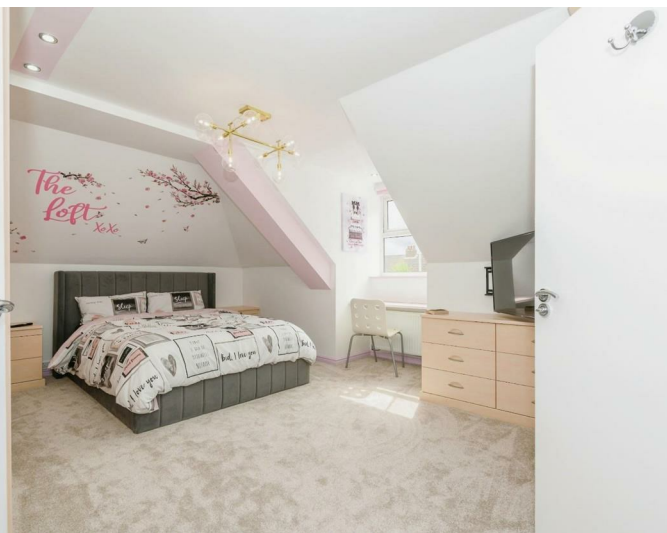
Pavilion Way

Pudsey, LS28 7WH

£239,995



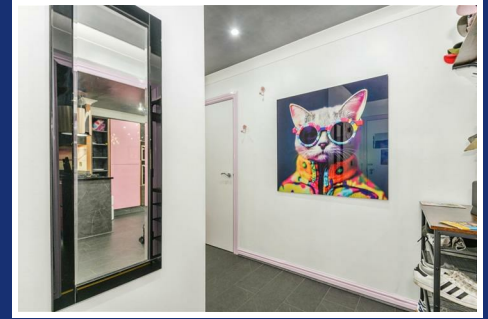
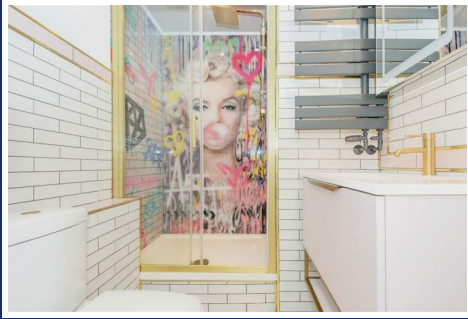
Council Tax: D



14 Pavilion Way

Pudsey, LS28 7WH

£239,995



- Designer-quality top-floor apartment
- Secure gated development
- Spacious open-plan reception room
- LED mood lighting throughout
- Fully integrated bespoke kitchen
- Two spacious double bedrooms
- Master bedroom with en-suite
- Contemporary bathroom with rain shower
- Allocated parking and communal gardens
- Full quality contents available

This immaculate, designer-quality top-floor flat in a secure gated development boasts spacious and light-filled interiors, a high-spec design, a fully integrated bespoke kitchen, two double bedrooms including a master with an en-suite, a contemporary bathroom, allocated parking, communal gardens, and convenient access to transport links and local amenities, making it a perfect, hassle-free move for couples or sharers.

Step into this immaculate, designer-quality flat for sale, nestled within a secure, gated development. This top-floor apartment is a beacon of style, offering an abundance of space and light, highlighting its high-spec design and quality light fittings throughout. The flat is a testament to excellence, having been decorated to an incredibly high standard, and is perfect for couples or sharers.

Upon entering the flat, you're welcomed by a spacious and bright, open-plan reception room. This area is perfect for gatherings with its ample space for dining and a comfortable L-shaped sofa for relaxation. The LED mood lighting adds a touch of ambiance, creating the perfect setting for cosy evenings in.

The property boasts a fully integrated KITCHEN that has been recently refurbished with a bespoke design. The kitchen is a delight for those who love to cook, offering ample storage and quality appliances. It's a blend of functional elegance and modern aesthetics that will inspire your culinary adventures.

The flat features TWO spacious DOUBLE bedrooms, perfect retreats after a long day. The master bedroom benefits from an EN-SUITE shower-room, enhancing its luxurious feel. The second double bedroom is equally spacious, providing a comfortable space for rest.

The contemporary BATHROOM is a sanctuary with a rain shower and a vanity sink/toilet, a perfect blend of style and function.

This property also benefits from allocated parking and well-maintained communal gardens, adding to its charm. It's conveniently located with access to public transport links, local amenities, nearby parks, walking and cycling routes, a cricket ground, and a short walk to the shops.

No chain is involved, and full CONTENTS are available, including a 98 inch SMART TV and a variety of high specifications light fittings/curtains/electric blinds, mirrors and pictures, king size bed, large L-shaped sofa and the dining table with six chairs making this an ideal, hassle-free move. This flat is a gem that offers an unparalleled lifestyle, don't miss out on this opportunity!

Contemporaneously with purchasing the leasehold title, any Purchaser will be required to become a member of the Residents Management Company - (Lawrence House (Pudsey) Management Limited) - which owns the freehold title of the development and is therefore the Landlord under the Lease. The RMC is collectively owned by the 23 leaseholders at the development. The development comprises 23 flats (14 in our block, The Pavilion, and 9 in the other block, The Wickets). The development was originally constructed in 2002 by Persimmon Homes (West Yorkshire) Limited. The apartment originally had NHBC cover although this has obviously now expired. The 2nd floor apartment we are selling also includes a demised parking space for our sole use. The Lease grants the right for our guests and visitors to use the communal visitors' parking spaces, and also the right for us to use the communal gardens and grounds. We also have the right to use the communal bin store.

Tel: 0113 257 6198

KITCHEN

LIVING ROOM

8.37m x 7.15m (2.44m.11.28mm x 2.13m.4.57mm)

HALLWAY

BEDROOM ONE

5.28m x 4.12m (1.52m.8.53mm x 1.22m.3.66mm)

EN-SUITE

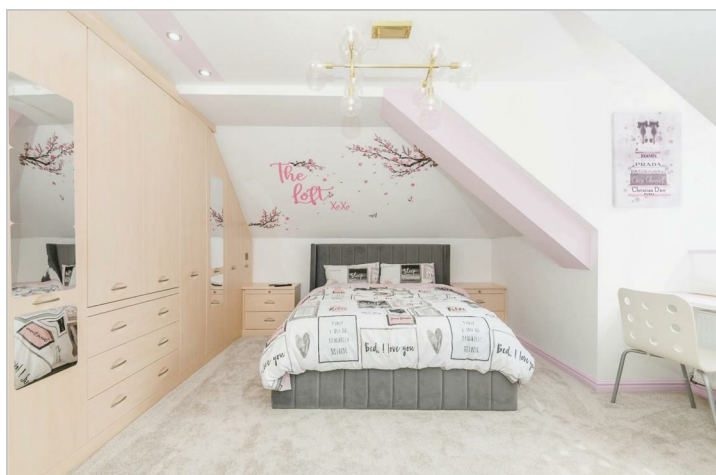
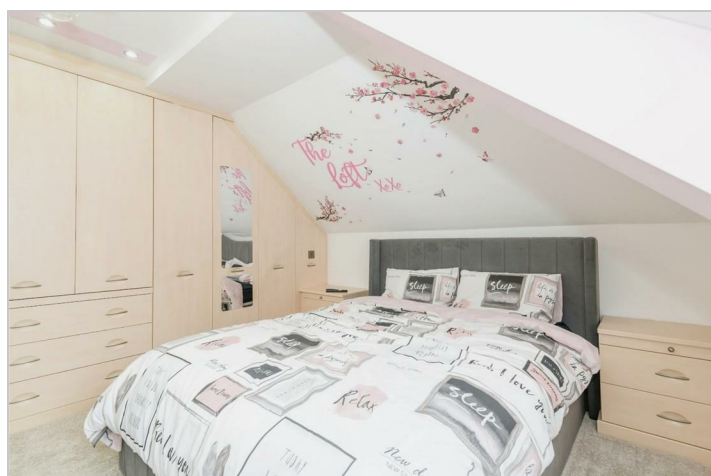
7'5" x 7'4" (2.27m x 2.24m)

BEDROOM TWO

5.10m x 2.61m (1.52m.3.05mm x 0.61m.18.59mm)

BATHROOM

2.69m x 1.76m (0.61m.21.03mm x 0.30m.23.16mm)



Road Map



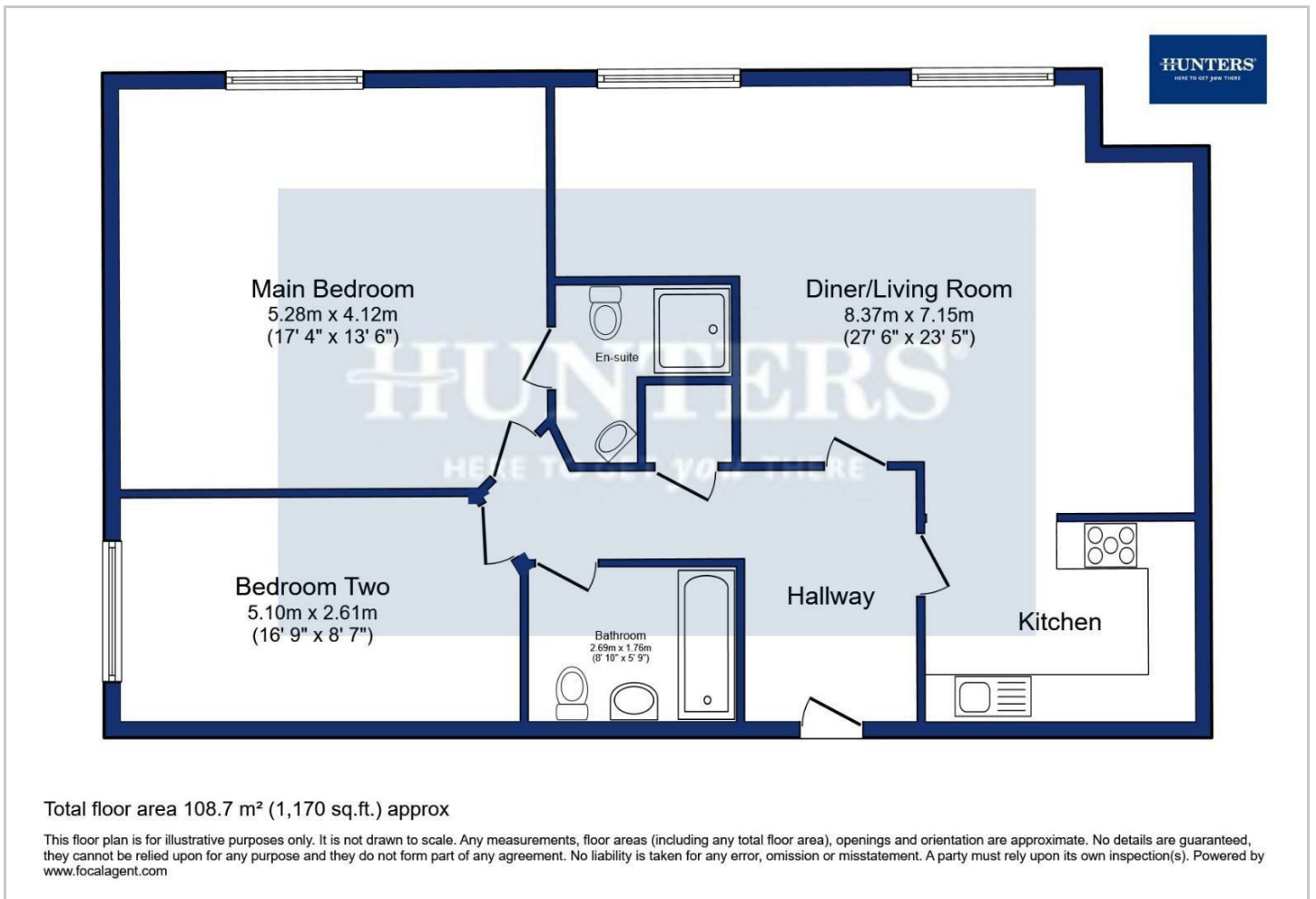
Hybrid Map



Terrain Map



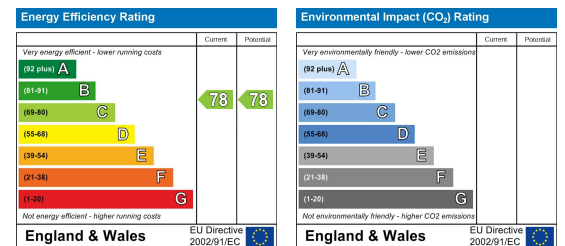
Floor Plan



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.