

HUNTERS[®]

HERE TO GET *you* THERE



Fartown

Pudsey, LS28 8LP

£160,000



Council Tax: B



28 Fartown

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£160,000



- GROUND FLOOR TWO BEDROOM FLAT
- Many historical features
- Sought-after location near amenities
- Large SOUTH-FACING reception room
- Exposed beams
- Three stone fireplaces
- OPEN-PLAN design
- Integrated kitchen appliances
- Off-street PARKING
- Shared garden area

Welcome to this immaculate 2 BED GROUND FLOOR flat that's up for sale! This flat is warm and inviting, boasting an array of UNIQUE features that seamlessly blend traditional charisma with modern living. It's nestled in a sought-after location with excellent public transport links and many HISTORICAL FEATURES. Plus, it's close to schools, making it an ideal home for families and couples alike.

The flat has an inviting, OPEN-PLAN design that truly makes it the heart of the home. The reception room is large and well presented, with a SOUTH-FACING front that lets in plenty of sunshine. It's the perfect place to both host and relax, featuring one of the properties THREE period stone fireplaces and the comfort of the additional porch entrance. Adding to its charm are traditional tiles in the porch and lovely exposed beams.

The KITCHEN is a dream, also following the open-plan design. It's bathed in natural light, offering a dining space and lots of fitted storage. You'll love the practicality of the tiled splashback and the convenience of integrated appliances. Plus, another stone fireplace adds a touch of rustic charm and place for additional storage.

The ground floor flat comprises of TWO bedrooms. Bedroom one being a bright and spacious double bedroom with south-facing sunshine, a cosy carpet flooring, traditional exposed beams and the third fireplace. Bedroom 2, also having carpet flooring, is a well-sized single bedroom with ample space for storage and could easily also be a potential for HOME OFFICE. The BATHROOM is practical, featuring a combi shower/bath, partially tiled walls, and a neutral white suite.

The ground floor flat also offers OFF-STREET PARKING for two cars and a shared garden area, making it the perfect space to create your new home. With every room teeming with character, it's sure to impress.

This immaculate GROUND FLOOR flat combines traditional charm with modern living in a quiet, sought-after location, featuring an OPEN-PLAN design, two bedrooms, a sunlit reception room, a dream kitchen, and excellent transport links, making it ideal for families and couples.

Tel: 0113 257 6198

PORCH

KITCHEN

14'2" x 8'10" (4.32m x 2.71m)

LIVING ROOM

15'11" x 14'9" (4.87m x 4.50m)

BEDROOM ONE

14'2" x 11'8" (4.32m x 3.56m)

BEDROOM TWO

10'2" x 9'11" (3.11m x 3.04m)

BATHROOM

7'2" x 6'6" (2.19m x 1.99m)

SHARED GARDEN AREA



Road Map



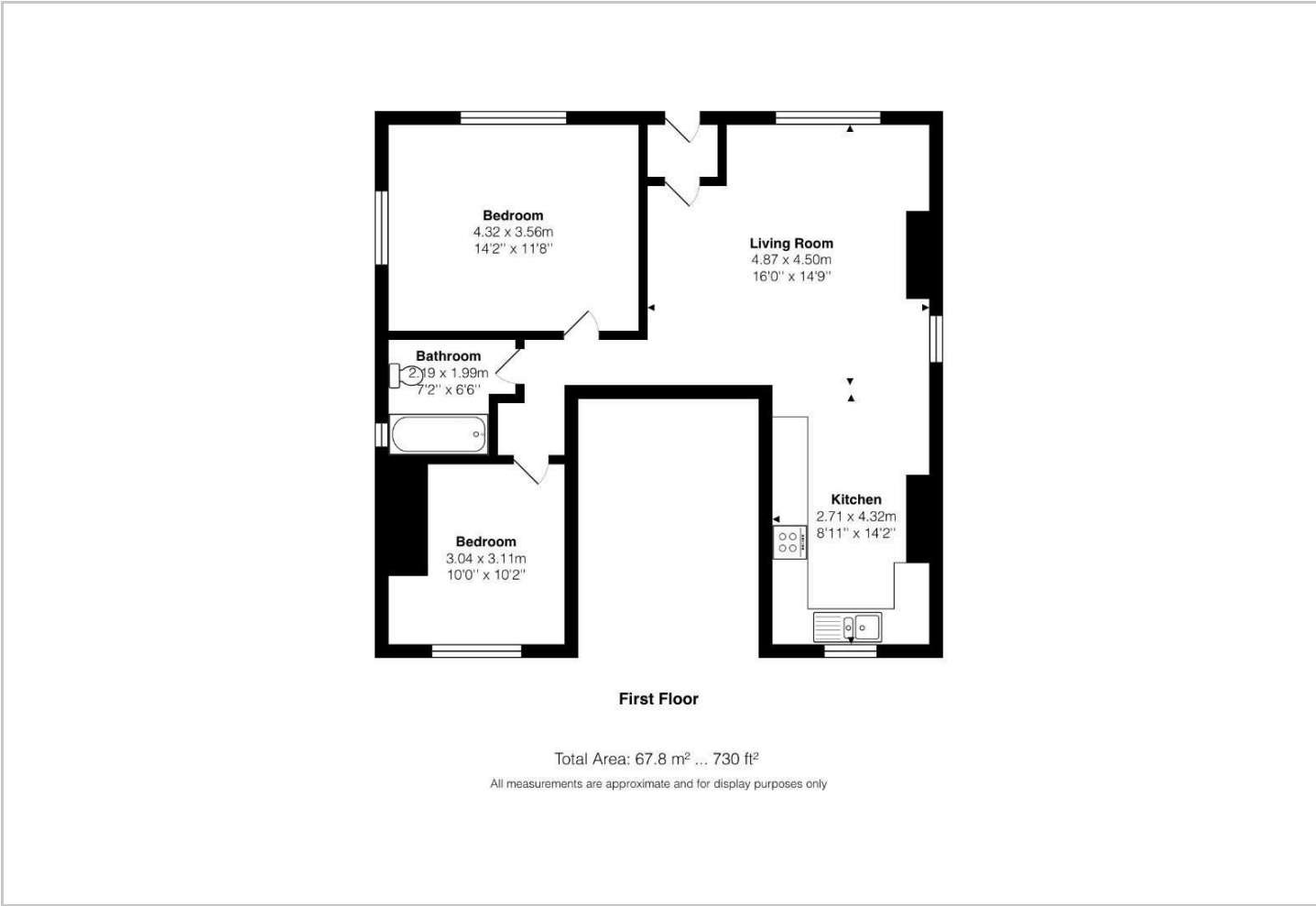
Hybrid Map



Terrain Map



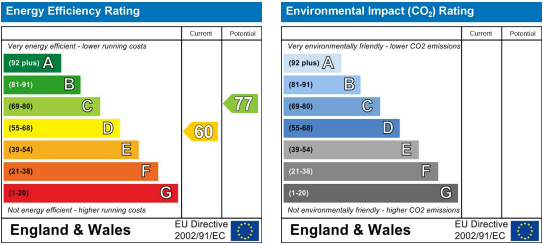
Floor Plan



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.