

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Owlcotes Road

Pudsey, LS28 7LQ

Chain Free £145,000



Council Tax: B



# Westgate House Owlcotes Road

Pudsey, LS28 7LQ

## Chain Free £145,000



- CHAIN FREE SALE
- Accessible ground floor apartment
- Two generous bedrooms
- Contemporary kitchen with integrated appliances
- Wet room shower with separate bath
- Open-plan design with patio doors to gardens
- Neutral blank canvas finish throughout
- Ideal Pudsey location nearby transport links and amenities
- Allocated and visitor parking available
- Perfect for first-time buyers, couples and downsizers alike!

Right in the heart of our vibrant community, we're delighted to present this GROUND FLOOR two-bedroom APARTMENT, now available for sale. Ideal for first-time buyers, couples or those looking to downsize, this home offers a fantastic lifestyle opportunity.

Upon entering, you'll be greeted by a spacious reception room that flows seamlessly into the OPEN-PLAN kitchen. The reception room features unique PATIO DOORS that open to a lovely communal garden, bathing the area in glorious sunshine and provides a rear entrance to the property. Natural light floods this space, creating a warm and inviting atmosphere perfect for entertaining or relaxing alike. The KITCHEN is both practical and CONTEMPORARY, offering a dining space and ample storage units. It's equipped with a fridge, freezer, and hob & oven appliances. Additionally, it features an integrated dryer included, making day-to-day chores more manageable.

The apartment boasts TWO GENEROUS BEDROOMS, either of which could serve as the main to suit your needs. Each room is adorned with neutral décor, offering a blank canvas to make your own. The accessible BATHROOM has been thoughtfully designed, featuring both a WET ROOM SHOWER and a SEPARATE BATH, all fresh and beautifully tiled.

One of the most compelling aspects of this home is its LOCATION. With public transport links right on your doorstep and local amenities within walking distance, convenience is key. Enjoy the nearby green spaces and walking routes for leisurely strolls or morning jogs. Plus, the apartment benefits from the added convenience of both allocated and visitor PARKING available.

A GROUND FLOOR accessibility and an open-plan design are just a few of the unique features that set this property apart. We invite you to come and explore this fantastic opportunity. This could very well be your dream home waiting for you!

Tel: 0113 257 6198



## ENTRANCE HALL

## KITCHEN AREA

10'2" x 9'1" (3.12 x 2.79m)

## LIVING AREA

10'2" x 10'4" (3.12 x 3.17m)

## BEDROOM ONE

9'0" x 15'3" (2.75 x 4.66m)

## BEDROOM TWO

10'5" x 10'2" (3.20 x 3.11m)

## BATHROOM

9'6" x 6'3" (2.90 x 1.91m)



Road Map



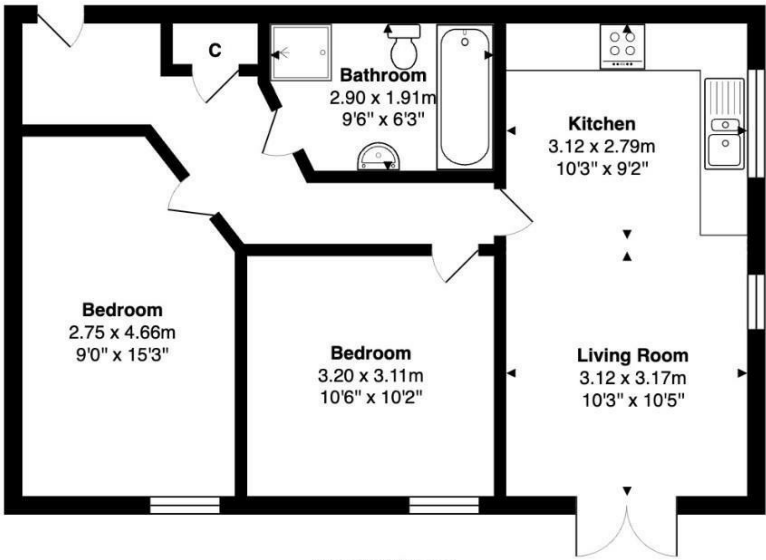
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

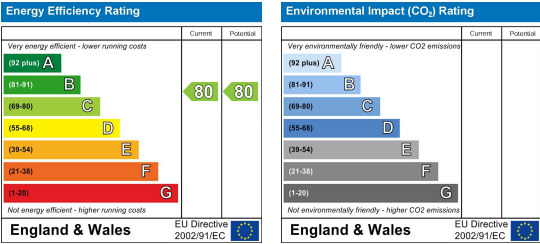
Total Area: 57.5 m² ... 618 ft²

All measurements are approximate and for display purposes only

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.