

HUNTERS®

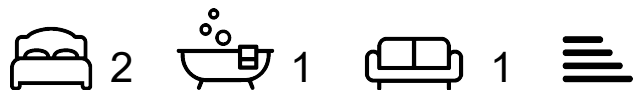
HERE TO GET *you* THERE



Lawrence Court

Pudsey, LS28 8PF

£139,500



Council Tax: B



18 Lawrence Court

Pudsey, LS28 8PF

£139,500



- Ground Floor apartment
- Two Bedrooms
- Over 60s complex
- Freshly painted, move-in ready
- Cosy reception room with fireplace
- Well-equipped kitchen
- Rear door to communal garden
- Two bedrooms, main with wardrobes
- Off street communal parking
- Easy access to public transport & No chain is involved

This charming ground-floor flat, ideal for singles, couples, features two bedrooms, a cosy reception room with a fireplace, a well-equipped kitchen with access to a communal garden, and offers convenient communal parking in a sought-after location with easy access to public transport and local amenities.

Welcome to this delightful apartment, now up for sale and waiting for its new owners. This property is in good condition and freshly painted, showing off a clean, well-maintained space that's ready to move into. It's ideally suited to singles, couples and those over 60 only, looking for a comfortable, easy-to-maintain home.

As you enter, you're greeted by an entrance hall featuring an intercom phone entry system and a built-in cylinder cupboard, ensuring your safety and convenience. The property boasts a cosy reception room with a warm fireplace, perfect for those chilly evenings, and a generous front window that lets in plenty of natural light.

A well-equipped kitchen awaits, complete with oven & hob appliances, storage units, sink, and workspace. Not to mention, there's space to fit your fridge and washer. An added bonus is the door leading out to the communal garden, providing a lovely outdoor space with small patio area to enjoy.

The flat offers two bedrooms, one spacious double with built-in wardrobes and a versatile single room which is currently used as a dining room. The bathroom is well-fitted featuring a shower cubicle with an electric shower, tiled walls & floors, and a vanity sink/toilet.

One of the unique features of this property is its ground floor location and the convenience of off street communal parking. The location is a real gem, providing easy access to public transport links, local amenities, green spaces, walking and cycling routes. You'll love living in this sought-after location!

Don't miss out on this charming, well-located home. It's waiting for someone like you!

The well-regarded Historic Pudsey area, with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.

Tel: 0113 257 6198

HALLWAY

LIVING ROOM

12'4" x 12'1" (3.76m x 3.69m)

KITCHEN

13'4" x 5'4" (4.08m x 1.65m)

BEDROOM

11'8" x 11'1" (3.58m x 3.39m)

BEDROOM TWO

10'1" x 6'7" (3.09m x 2.03m)

BATHROOM

8'7" x 5'6" (2.63m x 1.68m)



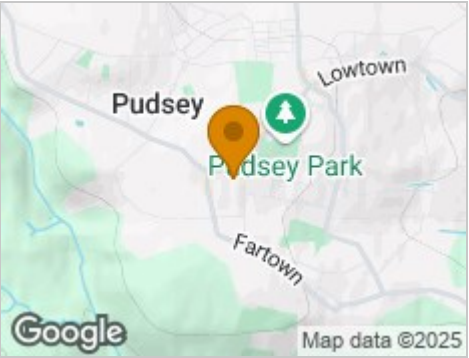
Road Map



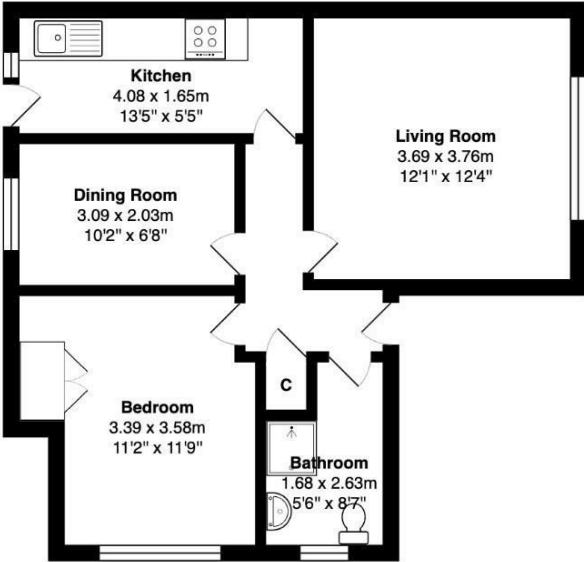
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

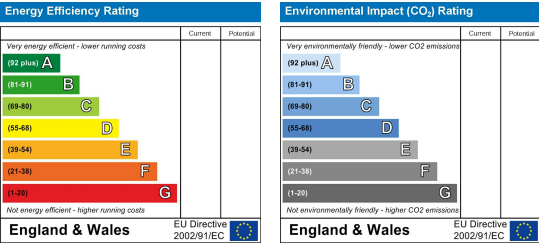
Total Area: 48.7 m² ... 524 ft²

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.