

HUNTERS[®]

HERE TO GET *you* THERE



Clifton Place

Pudsey, LS28 7EE

Offers In The Region Of £118,000



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7 Clifton Place

Pudsey, LS28 7EE

Offers In The Region Of £118,000



- Two bedroomed first floor apartment
- Close to amenities
- Allocated parking space
- Well maintained communal gardens
- Ideal for single or first time buyers
- COUNCIL TAX BAND B

This spacious TWO BEDROOMED, FIRST FLOOR APARTMENT is offered to the market in a popular and convenient location in Pudsey, within only 300 metres from a good selection of shops, amenities and transport links. The apartment is well presented throughout and stands within well maintained communal grounds, benefiting from having an allocated parking space.

Having PVC DOUBLE GLAZING and ELECTRIC HEATERS throughout as well as a security intercom system, the accommodation briefly comprises: ENTRANCE HALLWAY with two large storage cupboards, access to a loft space and doors to all rooms. A light and airy LIVING ROOM with large front window and electric fire with surround and hearth. The KITCHEN has a good range of wall and base units with integrated extractor hood, space for a cooker, washing machine and fridge/freezer, breakfast bar and inset spotlights.

BEDROOM ONE is a good sized double room with plenty of space for a double bed and furniture. BEDROOM TWO is a smaller double bedroom which could be used as a dressing room or home office. The SHOWER ROOM has a three piece suite including a shower cubicle with overhead electric shower, wash hand basin, low flush W/C and inset spotlights.

KITCHEN

9'7" x 5'6" (2.92 x 1.68)

COMMUNAL ENTRANCE

Entrance to the communal store room and staircase rising to the first floor.

LIVING ROOM

16'7" x 11'6" (5.05 x 3.51)

INNER HALL

Access to the roof space and two storage cupboards.

BEDROOM ONE

11'7" x 9'7" (3.53 x 2.92)

BEDROOM TWO

11'8" x 6'7" (3.56 x 2.01)

SHOWER ROOM

6'3" x 5'8" (1.90 x 1.73)



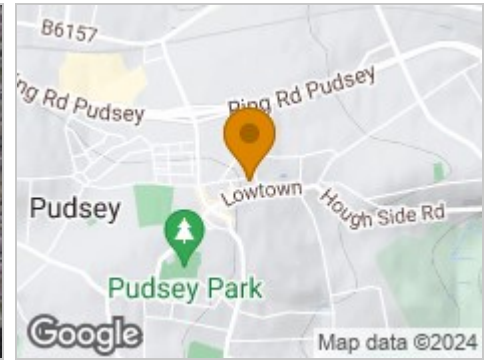
Road Map



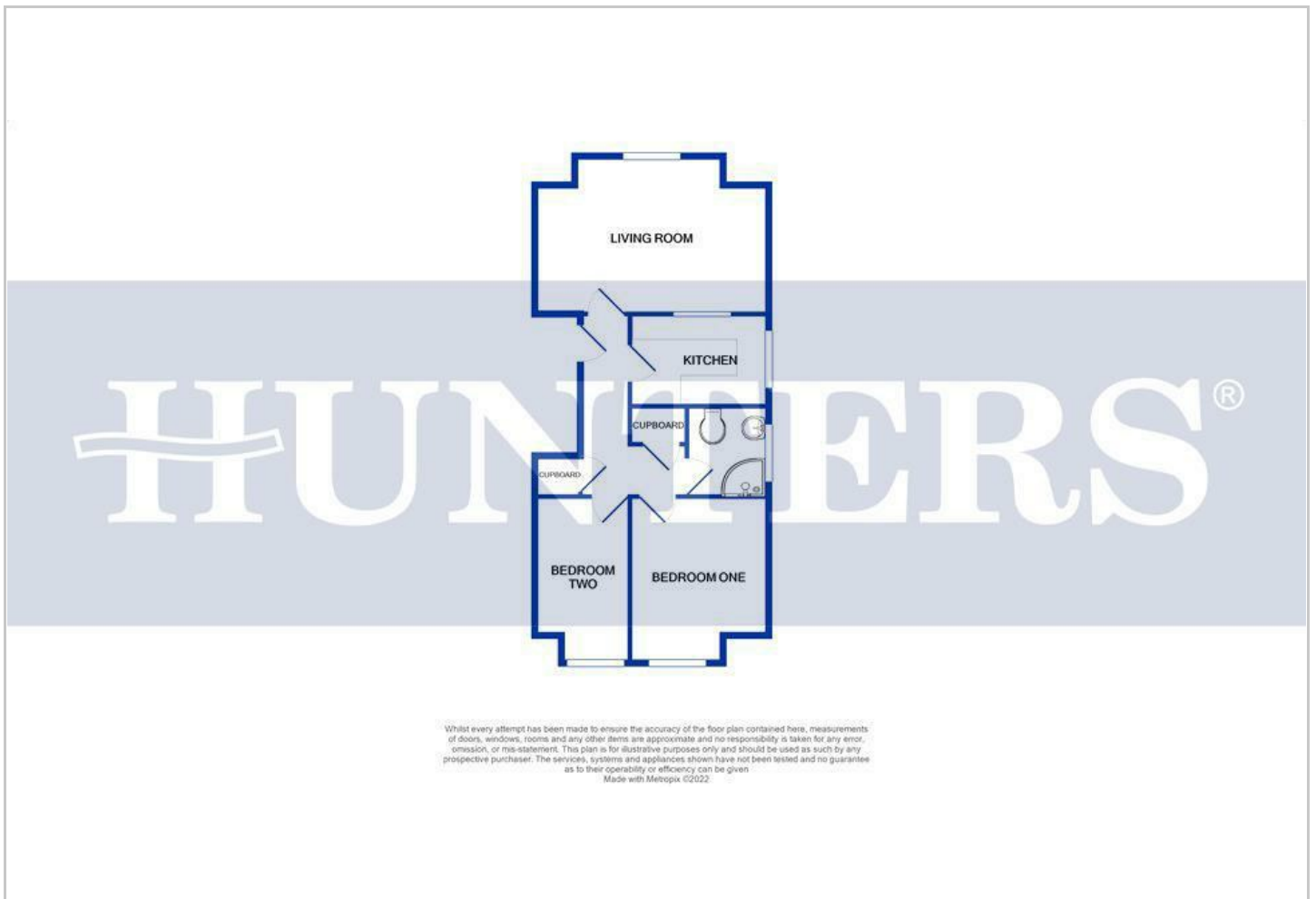
Hybrid Map



Terrain Map



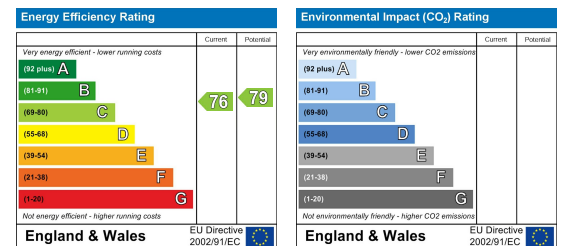
Floor Plan



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.