

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Britannia Mews

Hough Side Road, Pudsey, LS28 9AS

£145,000



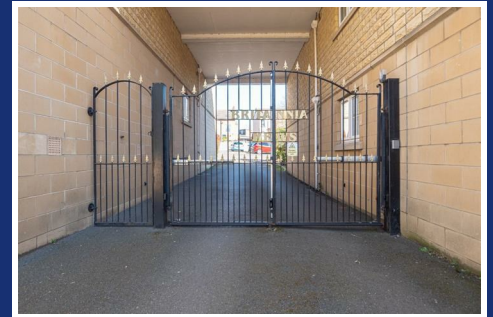
Council Tax: B



# 23 Britannia Mews

Hough Side Road, Pudsey, LS28 9AS

£145,000



- Well-presented two-bedroom apartment
- Open-plan living and kitchen area
- Contemporary bathroom with shower-bath
- Juliet balcony and fireplace
- Two double bedrooms with storage
- Allocated parking within gated grounds
- Close to shops, cafés and amenities
- Excellent rail links to Leeds, Bradford
- Ideal for first-time buyers, investors

This well-presented two-bedroom apartment is offered for sale in the popular area of Pudsey, ideally situated for convenient access to local amenities, green spaces and excellent transport links.

The property features a bright and spacious open-plan LIVING and KITCHEN area, creating a versatile LIVING and DINING space well-suited to modern lifestyles. The LIVING area benefits from a charming fireplace, laminate flooring and a Juliet balcony, allowing for plenty of natural light and a pleasant outlook. The contemporary KITCHEN is fitted with sleek gloss units, offering ample high and low-level storage, integrated appliances, additional space for freestanding appliances, and stylish partially tiled finishes.

The property comprises TWO well-proportioned DOUBLE bedrooms, with BEDROOM one further benefiting from built-in wardrobes, providing practical storage solutions. The BATHROOM is fitted with a suite, including a shower over bath, vanity sink unit, WC, heated towel rail and partially tiled walls, combining functionality with a clean, modern finish.

Additional features include useful STORAGE in the hallway, allocated PARKING and the added security of a gated entrance, enhancing both convenience and peace of mind.

Pudsey itself offers a wide range of amenities, including supermarkets, independent shops, cafés and restaurants, all within easy reach of the town centre. The area is also well-served by nearby parks and green spaces, ideal for walking, cycling and outdoor leisure.

For commuters, the property is well positioned, with New Pudsey railway station accessible by car or bus, providing regular services to Leeds (approximately 10–15 minutes) and Bradford Interchange (around 15 minutes). Frequent local bus routes also connect to Leeds, Bradford and surrounding areas, making travel straightforward and efficient.

A selection of well-regarded schools and educational facilities are available within the local area, further enhancing the appeal of the location.

Tel: 0113 257 6198

## HALLYWAY

### KITCHEN

11'0" x 7'4" (3.36 x 2.25)

### LIVING ROOM

17'0" x 12'11" (5.20 x 3.94)

### BEDROOM

12'2" x 11'1" (3.73 x 3.39)

### BEDROOM

11'3" x 8'5" (3.45 x 2.57)

### BATHROOM

11'3" x 6'1" (3.45 x 1.86)

### STORE



## Road Map



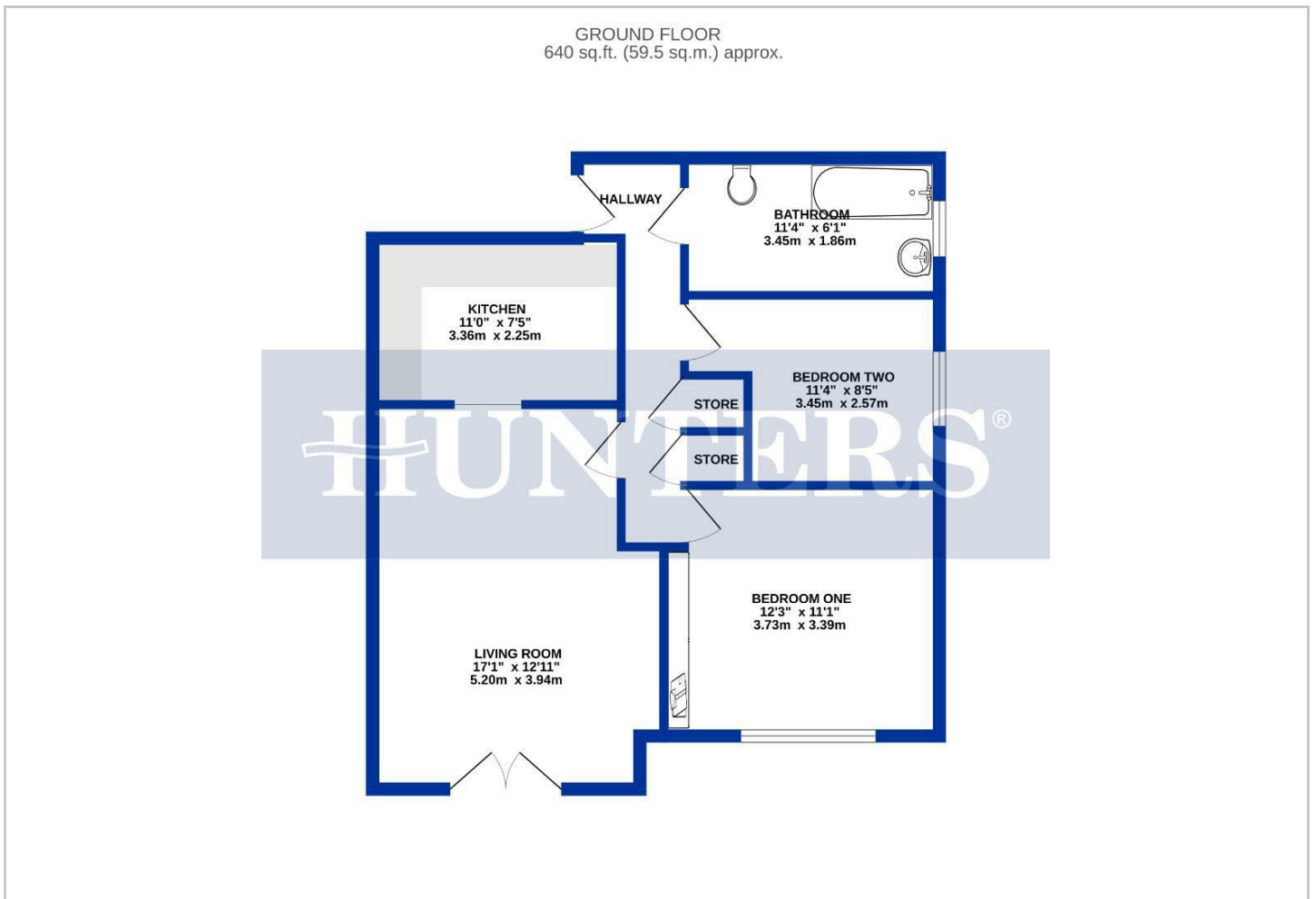
## Hybrid Map



## Terrain Map



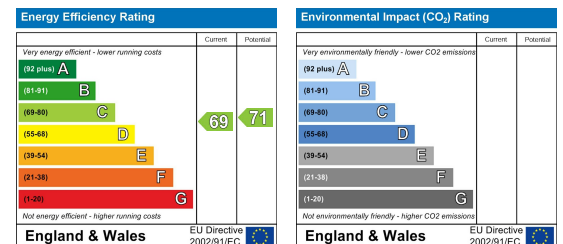
## Floor Plan



## 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.