

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



**Salters Garden**

Pudsey, Leeds, LS28 7UZ

£895 Per Month



Council Tax: C

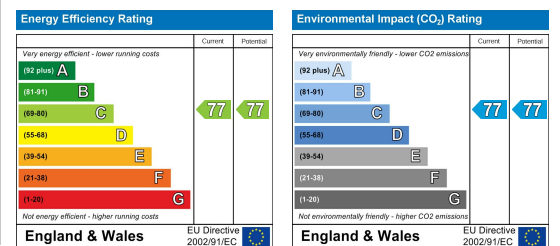
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Pudsey Lettings Office on 01132576198 if you wish to arrange a viewing appointment for this property or require further information.

- TWO BEDROOM DUPLEX
- PEACEFUL LOCATION
- ALLOCATED PARKING
- NO PETS
- EPC B
- IMMACULATE THROUGHOUT
- GREAT ACCESS TO PUDSEY PARK & SHOPS
- COMMUNAL GARDENS
- NON-SMOKERS
- AVAILABLE FROM 1ST JUNE 2024



Located in a secluded and peaceful position, this charming and unique apartment offers great access to Pudsey Park and the Town Centre. With allocated parking and serene communal gardens.

This TWO BEDROOM DUPLEX APARTMENT is exceptionally well presented throughout and offers ample living space. The property benefits from having double glazing and gas central heating. Entry via the communal entrance door and hallway, this FIRST FLOOR APARTMENT comprises of kitchen, lounge, bedroom two and house bathroom. Upstairs is the large master bedroom and en-suite bathroom. Outside is a beautiful communal garden and a car park with parking allocation.

## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

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.