

HUNTERS[®]

HERE TO GET *you* THERE



Pavilion Gardens

Farsley, Pudsey, LS28 5ZG

Chain Free £157,500



Council Tax: B



Flat 9 Pavilion Gardens

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Chain Free £157,500



- Stunning GROUND FLOOR flat
- Gorgeous 'Ready to move into' finish
- Ideal Farsley location
- Two spacious double bedrooms
- Beautiful reception room
- Spa-like bathroom
- Overlooks greenbelt park
- Allocated off-street parking
- Council tax band B
- Ideal for first-time buyers, couples and downsizers alike!

Welcome to this GORGEOUS, GROUND FLOOR flat, now available for purchase! A sought-after gem in FARSLEY. Overlooking the serene greenbelt park and within walking distance to the local amenities, this TWO double bedroom property is an ideal home for first-time buyers, couples, or those looking to downsize. With allocated PARKING and a beautiful communal garden, this property offers a gorgeous finish and a comforting, homely feel.

As soon as you step inside, you're greeted by a STUNNING herringbone floor design in the hallway, and two generous storage cupboards. The property boasts a reception room, a timeless kitchen, TWO bathrooms, and TWO DOUBLE bedrooms.

The RECEPTION ROOM is truly the heart of the home. It's a stunning blank canvas with a bay window overlooking the verdant park. It's bathed in natural light and provides ample space for dining and accommodate family gatherings.

The main BEDROOM is a serene sanctuary with neutral decor and plush carpets. It overlooks a beautiful greenbelt view and features an ENSUITE bathroom with practical, neutral decor, half-height tiled walls and shower. The second double bedroom is equally charming yet versatile, as can easily serve as a DINING ROOM or a potential HOME OFFICE if preferred.

The KITCHEN is timeless and practical, boasting plenty of fitted storage. The washing machine and fridge are to stay, and there's an integrated oven, ready for your culinary adventures.

The main house BATHROOM is ultra-modern and spa-like, with a heated towel rail, gorgeous, tiled design, and a RAIN SHOWER over the BATH.

The property is in a sought-after location of FARSLEY, with public transport links and local amenities nearby. It's within walking distance to shops and overlooks a beautiful park. Additionally, it's near the lively Farsley town centre, 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.

This flat is a PERFECT fit for first-time buyers, couples, or those looking to downsize. It's located in council tax band B and a fantastic opportunity to secure a fantastic home in a desirable location. A viewing is strongly advised!

Tel: 0113 257 6198

COMMUNAL GROUND FLOOR ENTRANCE

ENTRANCE HALL

BEDROOM ONE

10'0" x 12'7" (3.05 x 3.86m)

ENSUITE

5'6" x 4'10" (1.70 x 1.49m)

BEDROOM TWO

8'8" x 11'5" (2.65 x 3.49m)

RECEPTION ROOM

13'5" x 14'9" (4.10 x 4.52m)

KITCHEN

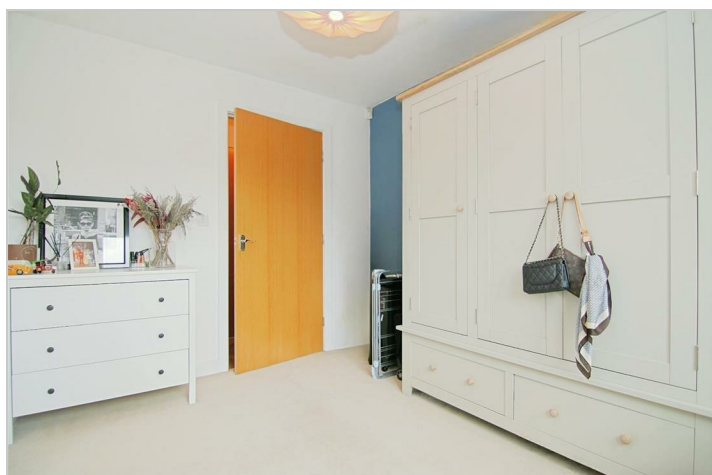
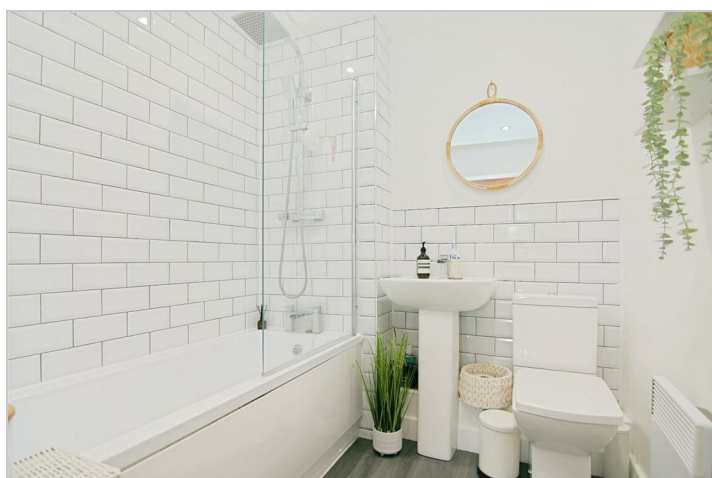
10'8" x 6'5" (3.26 x 1.96m)

BATHROOM

6'4" x 6'5" (1.95 x 1.96m)

ALLOCATED PARKING X1

COMMUNAL GARDENS & VISITOR PARKING



Road Map



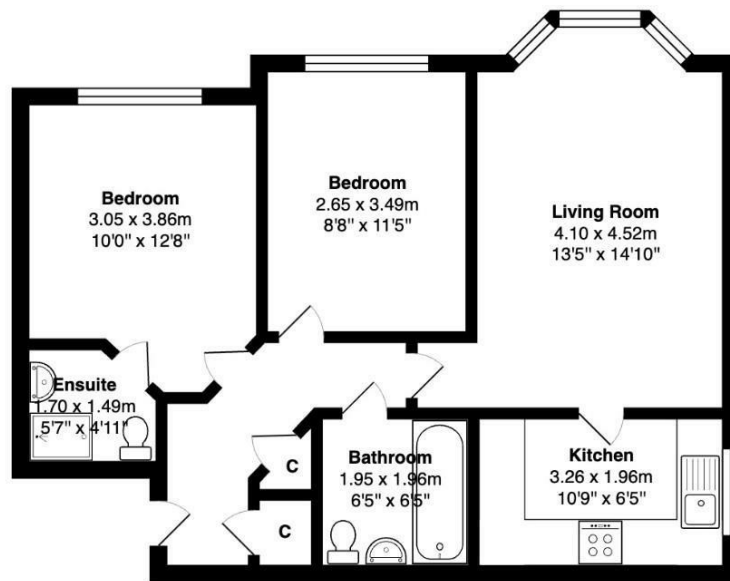
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

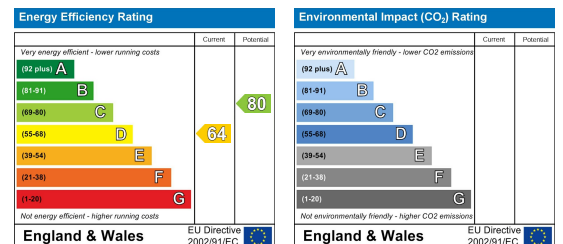
Total Area: 58.8 m² ... 633 ft²

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.