HUNTERS®

HERE TO GET *you* THERE

Westdale Grove

Pudsey, LS28 7JB

£85,000

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Council Tax: A

11 Westdale Grove

Pudsey, LS28 7JB

£85,000

- CHAIN FREE
- GROUND FLOOR
- ONE BEDROOM
- SHOWER ROOM
- OPPORTUNITY TO ADD VALUE
- COMMUNAL GARDENS
- POPULAR LOCATION
- COUNCIL TAX BAND:- A

Westdale Grove is set within an established residential area of Pudsey, conveniently placed for a wide range of local shops, supermarkets and everyday amenities. Pudsey town centre is within easy reach, while nearby bus routes and rail connections provide convenient access towards both Leeds and Bradford.

The apartment is approached via an entrance hallway, providing access through to the principal accommodation.

The lounge is a well-proportioned reception room, enjoying an attractive outlook over the rear communal garden. A fireplace creates a natural focal point to the room, with ample space for comfortable living room furniture.

The double bedroom is another generous room and again benefits from views towards the communal garden. Adjoining this is a useful dining area, offering excellent versatility and equally well suited as a home office, study space or occasional area depending on the needs of the new owner.

The kitchen is fitted with a range of wall and base units together with plenty of work surface space, providing a practical setting for everyday cooking and storage.

Completing the internal accommodation is the shower room.

The property has clearly been well maintained, while still presenting a fantastic opportunity for the next owner to add their own style and personality over time. Its ground-floor position, manageable accommodation and pleasant communal surroundings could particularly suit someone looking to downsize, while the price point and layout also make it an appealing route onto the property ladder.

Offered for sale with NO ONWARD CHAIN, an early viewing is highly recommended.

Tel: 0113 257 6198

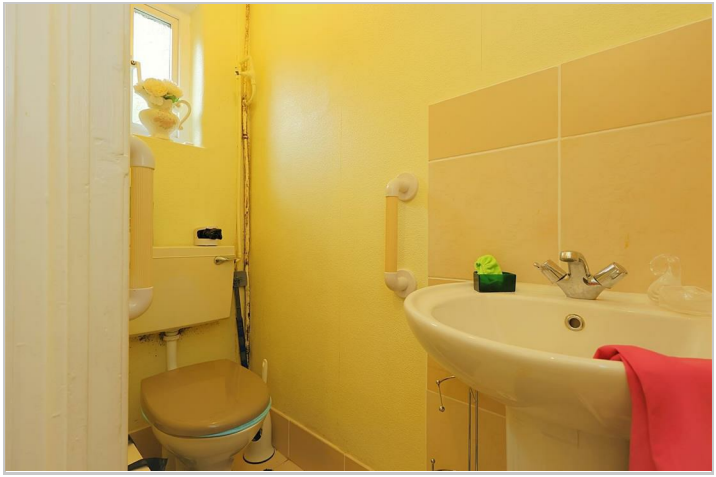
KITCHEN
9'3" x 6'2" (2.82m x 1.90m)

DINING ROOM
6'2" x 5'2" (1.90m x 1.59m)

LIVING ROOM
13'5" x 11'10" (4.11m x 3.61m)

BEDROOM
13'5" x 10'2" (4.11m x 3.12m)

BATHROOM
6'2" x 5'7" (1.90m x 1.71m)

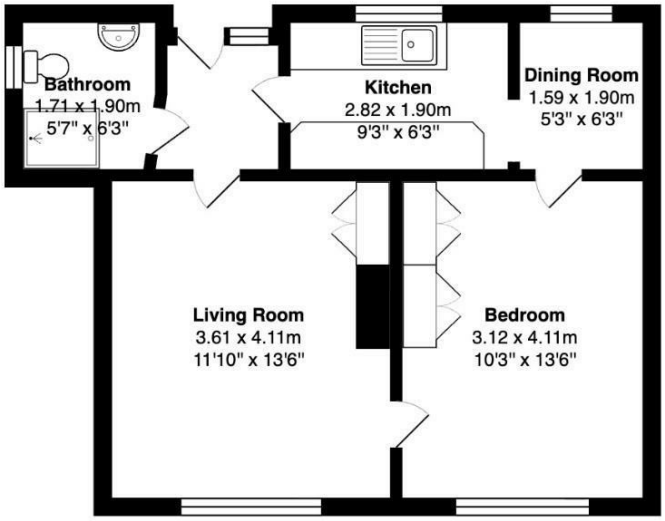


Road Map

Hybrid Map

Terrain Map

Floor Plan



Ground Floor

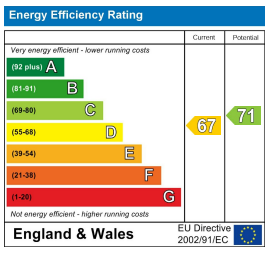
Total Area: 44.2 m² ... 476 ft²

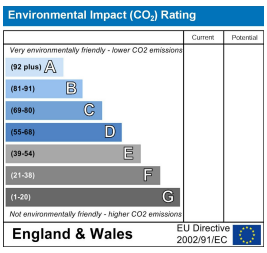
All measurements are approximate and for display purposes only

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.

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