

# HUNTERS®

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## Pavillion Gardens

Farsley, LS28 5ZG

Offers In The Region Of £150,000



Council Tax: B





# 8 Pavillion Gardens

Farsley, LS28 5ZG

## Offers In The Region Of £150,000



- Ground Floor flat
- Two double-sized bedrooms
- Ensuite shower-room
- Allocated parking
- Communal gardens access
- Fitted kitchen
- Integrated kitchen oven/hob
- Ample built-in storage
- House bathroom
- No chain is involved

This ground-floor two-bedroom flat in a highly sought-after location offers spacious living with a reception room, kitchen, ensuite, and additional bathroom, complemented by communal gardens, allocated parking, and close proximity to local amenities and transport links, making it ideal for first-time buyers or those looking to downsize.

Presenting for sale a delightful two-bedroom flat, situated in a highly sought-after location. This property is within walking distance to local amenities and benefits from fantastic public transport links. Natural beauty abounds, with green spaces, walking, and cycling routes readily accessible, encouraging an active lifestyle.

The flat is in good condition and is located on the ground floor of the building, offering the added convenience of allocated parking and access to communal gardens. Upon entering, you're welcomed by an entrance hall complete with built-in storage cupboards, providing ample space for belongings.

The property boasts a well-sized LIVING room with carpeted flooring and a charming bay window offering garden views. The KITCHEN is equipped with a range of storage units, an integrated oven, and worktops with a sink. There's plenty of room for essentials with space for a fridge freezer and a washer.

Accommodation is comprised of TWO double-sized bedrooms. The first bedroom offers a tranquil garden view and benefits from an EN-SUITE shower-room for added privacy. The second double bedroom can be easily adapted to a home office, perfect for those working from home.

The BATHROOM features a fresh white suite, a bath with a shower over, and a heated towel rail, providing an ideal space for relaxation.

The property is available with no chain involved, making it an excellent choice for first-time buyers or those looking to downsize. The combination of comfort, location, and unique features makes this flat must-see.

The well-regarded Historic Pudsey area, 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.

Tel: 0113 257 6198

## ENTRANCE HALL

## LIVING ROOM

14'10" x 13'5" (4.54 x 4.10)

## KITCHEN

10'9" x 6'4" (3.29 x 1.95)

## BEDROOM ONE

11'3" x 9'11" (3.44 x 3.03)

## EN-SUITE

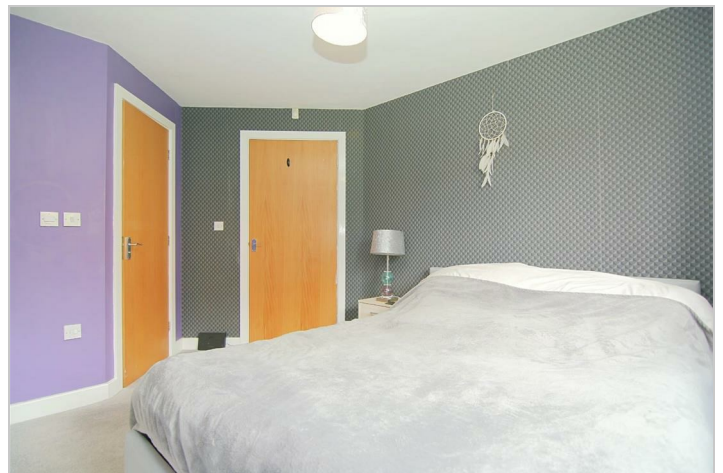
5'4" x 5'2" (1.64 x 1.58)

## BEDROOM TWO

11'6" x 7'4" (3.51 x 2.25)

## BATHROOM

6'4" x 6'4" (1.95 x 1.94)



Road Map



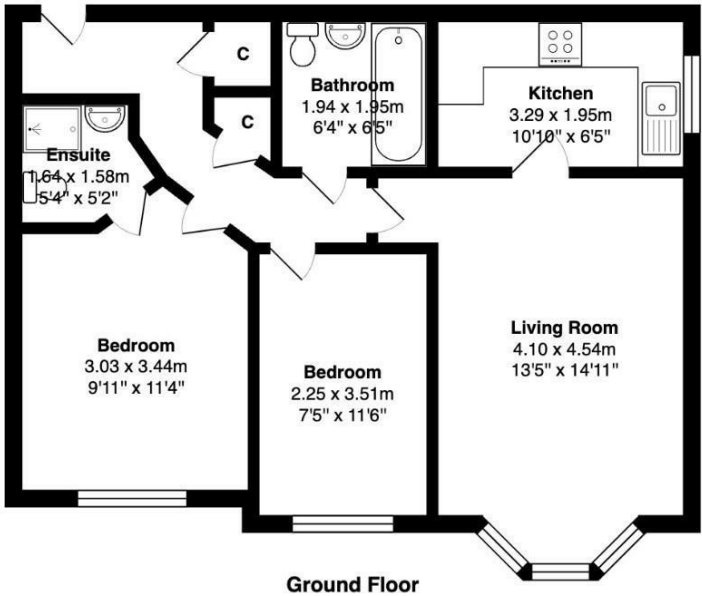
Hybrid Map



Terrain Map



Floor Plan



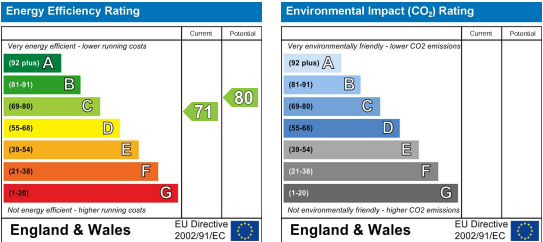
Total Area: 58.9 m² ... 634 ft²

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.