



HOME
MARKETING & MANAGEMENT

9 WESTGATE HOUSE, OWLCOTES ROAD, PUDSEY LS28 7LQ

£142,950



Purpose Built 'Pent House' Apartment
3 Double Bedrooms. En Suite
Huge Open Plan Living Area
4 Piece Modern Family Bathroom
Over 1200 ft living Space
Long Distance Views
2 Allocated Parking Spaces
uPVC Double Glazing. Gas Central Heating
Shared Patio Terrace & Lawns
Door Entry Phone. Parking. No Chain Sale

£142,950

GENERAL DESCRIPTION

Well presented and deceptively spacious three double bedroom penthouse apartment, offering excellent value for money and a 999 year lease with low annual charges. Situated in a well maintained purpose built block of just 10 apartments, the property is accessed via secure communal entry and two flights of stairs. The accommodation comprises an entrance lobby with intercom, central hallway and a superb dual aspect open plan living, dining and kitchen area. The kitchen is fully equipped with integrated appliances, including oven, hob, extractor, dishwasher, washing machine, tumble dryer and fridge freezer, plus a breakfast bar.

There are three generous double bedrooms, all enjoying pleasant far reaching rear views. The principal bedroom benefits from a modern en suite shower room, while the remaining bedrooms are served by a contemporary four-piece family bathroom with corner bath and separate mains shower. Externally, the property benefits from two allocated parking spaces.

Located within walking distance of central Pudsey's amenities, it also offers excellent commuting links to both Leeds and Bradford. Further benefits include double glazing, gas central heating via a Worcester combi boiler and an EPC rating of Offered with no onward chain, this spacious apartment would make an ideal purchase for a first time buyer, professional couple or buy to let investor seeking substantial accommodation, low running costs and excellent value per square foot.

TENURE

Leasehold

The annual ground rent is £100 and service charge approximately £500.

ROOM MEASUREMENTS

ENTRANCE LOBBY 3' 9" x 3' 1" (1.15m x 0.96m)**ENTRANCE HALL** 11' 5" x 6' 10" (3.49m x 2.09m) max**OPEN PLAN LOUNGE / DINING / KITCHEN** 26' 4" x 20' 2" (8.05m x 6.16m) max**MASTER DOUBLE BEDROOM** 20' 3" x 11' 2" (6.18m x 3.41m) max**EN SUITE** 7' 8" x 2' 8" (2.35m x 0.82m)**DOUBLE BEDROOM 2** 14' 8" x 11' 1" (4.49m x 3.40m) max**DOUBLE BEDROOM 3** 16' 8" x 7' 11" (5.10m x 2.42m)**BATHROOM** 8' 7" x 7' 6" (2.63m x 2.30m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm**9.00am – 1.00pm****Closed**