





Salters Garden,Pudsey LS28 7UZ

william h brown

welcome to

Salters Garden, Pudsey

Offered with no onward chain this charming first-floor apartment occupies a characterful building close to Pudsey Park. Featuring two double bedrooms, high ceilings, communal gardens, allocated parking and excellent access to shops, schools, healthcare facilities and transport links.













Property Information
Occupying a sought-after position close to the heart of Pudsey and within easy reach of the picturesque Pudsey Park, this delightful first floor apartment forms part of a characterful Victorian building. Combining period charm with practical modern living, the property benefits from allocated parking, attractive communal gardens, and is offered to the market with the advantage of no onward chain.

Ideally located for local schools, the health centre, bus station, shops and a wide range of amenities, this apartment is perfectly suited for a range of buyers.
Early viewing is highly recommended to fully appreciate the charm, character and convenient location this unique apartment has to offer.

Entrance Hall
A welcoming entrance hall featuring modern flooring and providing access to all principal rooms. A useful introduction to the accommodation with a bright and airy feel.

Lounge
A generously proportioned reception room showcasing high ceilings that enhance the sense of space. The focal point is an attractive electric fire, whilst decorative coving to the ceiling adds character and complements the apartment's period origins.

Kitchen
Fitted with a range of wall and base units offering ample storage and workspace and with a dining nook to one end. Features include an integrated oven, extractor fan and a Worcester boiler. The kitchen provides everything required for everyday cooking and practicality.

Bedroom One
A spacious double bedroom enjoying excellent proportions, with large walk in closet, high ceilings and decorative coving to the ceiling. The room offers ample space for a range of bedroom furniture while maintaining a bright and comfortable atmosphere.

Bedroom Two
A further well-sized double bedroom positioned to the rear of the property. Also benefiting from impressive high ceilings, this versatile room could serve as a guest bedroom, home office or additional living space if desired.

Bathroom
Fitted with a three-piece suite comprising shower enclosure, wash hand basin and WC. Finished with lino flooring and benefiting from an extractor fan for added convenience.

Outside
Shared storage outbuilding.
Residents can enjoy communal gardens, providing pleasant outdoor space to relax and unwind. The property also benefits from an allocated parking space for added convenience.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Salters Garden, Pudsey

- First Floor Apartment
- Converted Victorian House
- No Onward Chain
- Characterful High Ceilings
- Allocated Parking Space

Tenure: Leasehold EPC Rating: D
Council Tax Band: C Service Charge: 1892.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£180,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PDY117406 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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