



Pavilion Close, Stanningley Pudsey LS28 6NL

welcome to

Pavilion Close, Stanningley Pudsey

Well-presented two-bedroom home offering spacious open-plan living. Featuring a fitted kitchen with dining area, comfortable lounge, two double bedrooms, a bathroom with three-piece suite. Offering a fantastic opportunity for buyers seeking a low-maintenance home in a popular residential setting.



Property Information

Offered to the market with vacant possession and no onward chain, this attractive second floor two-bedroom apartment enjoys a convenient position in the heart of Stanningley. With a wealth of local amenities, excellent transport connections and nearby commuter routes, the property presents an excellent opportunity for a variety of purchasers.

Having had just one owner from new, the apartment has been tenanted for the past seven years and has been well maintained and decorated throughout to a good standard.

The accommodation briefly comprises a welcoming entrance hallway leading into a bright and well-proportioned open-plan living and dining space. The adjoining fitted kitchen offers a practical layout with a range of units and workspace.

There are two spacious double bedrooms, both offering comfortable accommodation, offering dual-aspect scenic views. The modern bathroom is fitted with a stylish three-piece suite with bedroom one having direct access.

As the apartment occupies the top floor, there is also access to loft space, providing useful additional storage.

Externally, the development benefits from an allocated parking space for added convenience.

Hallway

A welcoming entrance hallway providing access to the principal rooms of the home, Loft access for storage.

Living Dining Area

Open-plan the living room is a bright and comfortable space designed for relaxation. Offering of room for seating, this inviting area creates the perfect setting for both everyday living and social

gatherings.

Kitchen

Fitted with a range of wall and base units complemented by tiled splashbacks. The kitchen benefits from an electric oven and hob with extractor fan over, plumbing for a washing machine, and designated space for a fridge freezer. Finished with practical laminate flooring, the kitchen offers both functionality and style and flows seamlessly into the dining area.

Bedroom One

A generously proportioned double bedroom offering ample space for a double bed and accompanying furniture. A comfortable and peaceful retreat with plenty of natural light. Bedroom one has direct access to the bathroom.

Bedroom Two

A further well-sized double bedroom, ideal as a guest room, children's bedroom, or home office. Offering flexibility to suit a variety of lifestyles and requirements.

Bathroom

Fitted with a three-piece suite comprising a bath, wash hand basin, and WC. Designed to provide all the essentials for modern-day living in a clean and practical setting

External

Allocated Parking

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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Pavilion Close, Stanningley Pudsey

- Two double bedrooms
- Open-plan living and dining area
- Fitted kitchen with electric oven and hob
- Bathroom with three-piece suite
- Ideal first-time purchase or downsizer home

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1000.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 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.

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117202 - 0003

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