



Williams Court, Farsley Pudsey LS28 5JL

welcome to

Williams Court, Farsley Pudsey

Offered with vacant possession this well-presented ground floor apartment is set within a modern development of just eight flats in Farsley featuring a cosy lounge, fitted kitchen and allocated parking, and benefits from an Electrical Installation Condition Report.



Property Information

Situated within a modern and attractive development of just eight apartments, this well-presented one-bedroom ground floor flat offers comfortable living in a desirable Farsley location. Available with vacant possession and no onward chain, the property is ideal for first-time buyers, downsizers, or investors looking for a ready-to-move-into home.

Benefitting from an allocated parking space and well-proportioned accommodation The property enjoys excellent access to all the niceties of Farsley including, shops, cafés, parks and leisure facilities. Commuters will appreciate convenient transport links to both Leeds and Bradford, making this an ideal base for professionals and those seeking a well-connected location.

Hallway

A welcoming entrance leads into the property, with a useful built-in storage cupboard providing valuable space for household essentials.

Lounge

The comfortable lounge is beautifully cosy, featuring fitted carpeting and a charming gas fire, creating the perfect focal point for relaxing evenings. The room offers plenty of space for both living and dining furniture

Kitchen

The fitted kitchen benefits from a range of wall and base units, offering ample storage and workspace.

Bedroom

The generously proportioned double bedroom includes fitted wardrobes, providing excellent built-in storage while maintaining a spacious feel.

Bathroom

The bathroom is fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin, and WC.

Parking

Allocated parking.

Outside

Residents enjoy access to well-maintained communal gardens, providing an attractive outdoor setting 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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Williams Court, Farsley Pudsey

- Ground floor apartment in with no onward chain
- Modern development
- Allocated parking space
- Spacious double bedroom with fitted wardrobes
- Excellent Farsley location

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117105 - 0004

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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