

2 Bed Apartment In Galloway Court Galloway Lane, Pudsey, LS28 8RA £91,000





## SHORT DESCRIPTION

Property Ref: 14652 We are pleased to present an exceptional Apartment located at Galloway Court, Galloway Lane, LS28. This wonderful residence boasts 2 bedrooms, 1 bathroom, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with convenience and Parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home... Handy for local shops and regular bus services within 400 meters. Well-managed, small community complex, designed for people in retirement having the benefits of a well-kept COMMUNAL GARDEN and AMPLE CAR PARKING. The apartment is on the ground floor, has an INTERCOM LINKED DOOR ENTRANCE from the main hallway, and has its own patio door from the lounge onto a SMALL PAVED / GRASSED AREA. Living accommodation includes PVC DOUBLE GLAZING, GAS FIRED CH and TELEPHONE INTERCOM. Bedrooms are generous in size, and there is a shower room with WC and storage cupboard.... Property Type: Apartment Full selling price: £91000.00 Tenure: Leasehold Remaining lease (In Year): 70 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1634.64 Council tax band: B EPC rating: C Possession of the property: Occupied

2

**Bed Room(s)**

1

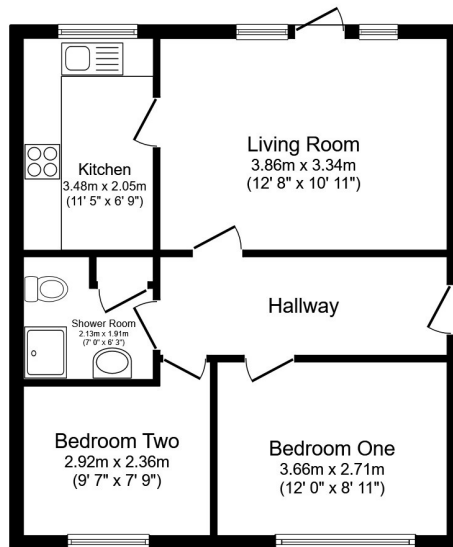
**Bath Room(s)**

1

**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 52.4 m<sup>2</sup> (564 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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