



HODSONS

£120,000

9 Tudor Way

Leeds, LS11 8LN

Pullman House  
11 Tudor Way  
18,19,20,21,22,23,24,  
25,26,27,28,29 & 30





## PROPERTY SUMMARY

Hodsons are pleased to bring to market this well-presented two-bedroom second-floor apartment, situated in a sought-after residential location. Ideally suited to first-time buyers or investors, this property combines practicality with comfort, offering a modern lifestyle in a convenient setting.

The apartment is in good condition throughout and features a spacious open-plan living area and kitchen — ideal for both relaxing and entertaining. Both bedrooms are generously sized doubles, with the primary bedroom benefitting from an en-suite bathroom.

Additional benefits include allocated parking for residents, ensuring convenience and security. The location provides excellent transport links, with easy access to public transport and major motorway routes. A range of local supermarkets are nearby, along with the popular White Rose Shopping Centre, offering a wide choice of retail and leisure facilities.

2



2



1







Approx Gross Internal Area  
62 sq m / 667 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## LOCAL AUTHORITY

Leeds City Council

## TENURE

Leasehold

## COUNCIL TAX BAND

B

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## OFFICE ADDRESS

37-39 George Street  
Wakefield  
West Yorkshire  
WF1 1LX

## OFFICE DETAILS

01924 200544  
wakefield@hodsonsproperty.co.uk  
www.hodsonsproperty.co.uk