



**Broadway, LEEDS LS15 0LX**



**welcome to**

**Broadway, LEEDS**

An impressive home featuring a converted garage, four reception rooms, 3/4 bedrooms, and a mezzanine level. The property benefits from a large driveway to the front and a private garden to the rear, offering excellent outdoor space. Popular location close to Temple Newsham park & local amenities.



## **Ground Floor**

### **Lounge/Dining Room**

An exceptional open-plan space carpeted throughout, featuring a striking feature fireplace and a large bay window to the front that floods the room with natural light. French-style doors lead seamlessly into the conservatory, creating an airy feel and offering direct access to the garden—perfect for entertaining or relaxing.

### **Conservatory**

A bright and inviting space featuring French-style patio doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The room is fitted with a central heating radiator, ensuring comfort all year round.

### **Kitchen**

A well-appointed space fitted with a range of wall and base units, offering ample storage and worktop space. The kitchen benefits from two rear-facing windows that provide plenty of natural light, complemented by modern spotlights for a bright and contemporary feel. There is open access into the utility room, adding convenience and functionality.

### **Utility**

A practical space fitted with units for additional storage, complemented by a front-facing window that provides natural light. Ideal for laundry and household tasks, conveniently located with open access from the kitchen.

### **Dining Room**

A flexible and spacious area featuring two front-facing windows that fill the room with natural light. A striking spiral staircase rises to the mezzanine level, adding character and functionality to the space—perfect for use as a dining room, home office, or additional reception area. This space coupled with the mezzanine floor offers a self-contained living quarters if required.

## **Mezzanine**

An impressive feature accessed via a spiral staircase, offering a unique elevated space that overlooks the room below. This versatile area is ideal for use as a study, reading nook, or creative workspace, adding character and functionality to the property.

### **Reception Room; Bedroom Four**

Currently used as a fourth bedroom, this adaptable space features a window and door to the rear, providing direct & separate access to the garden and main entrance. Perfect for use as an additional bedroom/guest room, home office, gaming room or snug.

### **Shower Room**

A modern and practical space featuring a walk-in shower, wash basin, and WC integrated within a stylish storage unit. The room is enhanced by a rear-facing window for natural light and fitted with spotlights for a bright, contemporary finish.

## **First Floor**

### **Bedroom One**

A good sized master bedroom featuring a large bay window to the front, allowing plenty of natural light. The room is carpeted throughout, creating a warm and comfortable feel.

### **Bedroom Two**

A comfortable double bedroom carpeted throughout, featuring a rear-facing window that brings in natural light. The room is enhanced with spotlights, creating a bright and modern feel.

### **Bedroom Three**

A well-proportioned double bedroom carpeted throughout, featuring a rear-facing window that brings in natural light and a central heating radiator for year-round comfort.

## **Bathroom**

A stylish space incorporating a four-piece suite, including a bathtub, walk-in shower, wash basin within an integrated storage unit, and WC. This fully tiled room features a front-facing window, ceramic flooring, and modern spotlights, creating a bright and contemporary finish.



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## Broadway, LEEDS

- GUIDE PRICE £425,000-£450,000
- SEMI-DETACHED HOUSE; CONVERTED GARAGE
- FOUR RECEPTION ROOMS; INCLUDING CONSERVATORY
- THREE / FOUR BEDROOMS
- VERSATILE MEZZANINE LEVEL

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£425,000**



Please note the marker reflects the postcode not the actual property

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CGT111373 - 0005

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