



## **Broderick Court, Portland Crescent, Leeds, LS1 3HJ**

OVERLOOKING MILLENNIUM SQUARE - SPECTACULAR LOCATION - TWO DOUBLE BEDROOMS - TWO BATHROOMS - OVER 750 SQ FT - BALCONY - SECURE PARKING - AFTERNOON/EVENING SUN - EXCLUSIVE LS1 DEVELOPMENT. A truly immaculate very well appointed larger style two bed roomed apartment affording a delightful outlook over the Civic Hall and Millennium Square from what must surely be one of the finest locations in Leeds city centre, close to top quality bars, cafes and restaurants. The property, featuring additional security doors on each floor, comprises communal lobby, entrance hall, very spacious 24' living room with lounge/dining areas and modern fitted kitchen area, balcony, two double bedrooms, en suite shower room, house bathroom, electric heating, sealed unit double glazing, secondary triple glazing and secure undercover parking.

**Offers Over: £235,000**

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### COMMUNAL LOBBY

Secured mail box. Lift to all floors. Access to secure parking area. Secure entrance to private landing from communal staircase.

### LONG ENTRANCE HALL

Built in cupboard housing hot water tank. Triple glazing. Radiator. Fitted carpet

### LIVING ROOM

7.47m (24' 6") X 4.04m (13' 3")

### LOUNGE/DIINING AREA

Delightful outlook over Millennium Square. French window to balcony. Semi bay window. Video entry phone. Radiator. Fitted Carpet

### KITCHEN AREA

Inset one and a half bowl stainless steel sink unit with mixer tap. Good range of wall cupboard units incorporating wine rack unit. Good range of floor cupboard units. Matching three drawer floor cupboard. Formica work surfaces. Stainless steel built under oven unit with stainless steel chimney extractor hood. Divider opening up into the living room. Matching glass panned walls. Laminate flooring.

### BALCONY

Stunning outlook over Millennium Square. West facing.

### BEDROOM ONE

4.27m (14' 0")x 2.82m (9' 3")

Overlooking the Civic Hall and Millennium Square beyond. Triple glazing. Radiator. Fitted carpet.

### EN SUITE SHOWER ROOM

Shower cubicle. Wash hand basin with mixer tap in vanity style unit. Concealed low level W.C. Matching tiled walls

### BEDROOM TWO

3.73m (12' 3") 2.59m (8' 6")

Triple glazing. Radiator. Fitted carpet.

### HOUSE BATHROOM

Panel bath with mixer tap. Shower over and shower screen. Wash hand basin with mixer tap in vanity style unit. Concealed low level W.C. Matching tiled walls. Heated towel rail.

### SECURE UNNDERCOVER PARKING

Designated parking space accessed via secure gated entrance. Pedestrian access via communal lobby.

### EPC

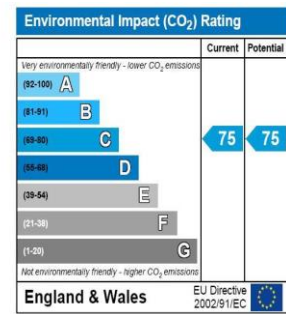
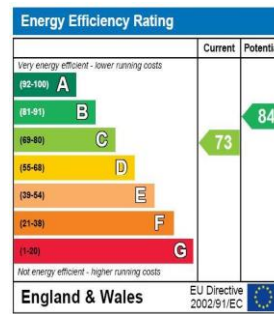
### ENERGY PERFORMANCE RATING

Hunters 15 Park Place, Leeds, West Yorkshire, LS1 2SJ | 0113 2182431  
leadssales@hunters.com | www.hunters.com

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### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### OPENING HOURS

Monday - Saturday: 09:00 - 17:30

sunday: Closed

### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.