



Broad Lane, Leeds LS13 3BU

welcome to

Broad Lane, Leeds

GUIDE PRICE £150,000 - £160,000

A TWO DOUBLE BEDROOM end terrace residence, with well proportioned rooms over three floors.. Offered for sale with NO ONWARD CHAIN and



Lounge

13' 5" x 12' 8" (4.09m x 3.86m)

A good size lounge having a feature fireplace with timber surround, carpet flooring, radiator and a double glazed window to the front. There is a door to the stairs leading to the first floor and an access door to the front.

Kitchen

10' 4" x 6' 2" (3.15m x 1.88m)

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated electric oven and spaces and plumbing for further appliances. The work surface continues to create a breakfast bar. The room also benefits from vinyl flooring and dual aspect double glazed windows to the front and side.

Cellar

Split into two rooms and great for storage.

Bedroom One

13' 4" x 12' (4.06m x 3.66m)

A double bedroom positioned to the front elevation with a feature fireplace, carpet flooring and a double glazed window.

Bathroom

With tiling to splash areas and fitted with a three piece suite comprising of a bath with shower head, wc, wash hand basin, chrome heated towel rail and a double glazed window to the front. The boiler is also housed in here.

Second Floor

Bedroom Two

19' 6" x 8' 7" (5.94m x 2.62m)

A generous double bedroom with carpet flooring, radiator, double glazed window to the side and a skylight.

Outside

To the side there is an enclosed bin store and yard.



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Broad Lane, Leeds

- GUIDE PRICE £150,000 - £160,000
- Two Double Bedrooms
- Arranged Over Three Floors
- End Terrace House
- Great Starter Home

Tenure: Freehold EPC Rating: E

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114781 - 0005

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william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)