



**Broadlands Gardens, Pudsey LS28 9GD**

**welcome to**

**Broadlands Gardens, Pudsey**

**\*GUIDE PRICE £140,000 - £150,000\***

A modern two bedroom second floor apartment in this well regarded development close to the centre of Pudsey. Can be sold with tenant in situ or



## Property Information

Two double bedroom second floor apartment in the heart of Pudsey off Kent Road. Well kept grounds and on good bus routes. Cul-de-sac development. Offered with vacant possession and no chain. With electric heating and double glazed windows, neutral decor and modern flooring, the property briefly comprises of Entrance Hall, Lounge, Kitchen, Bedroom One with En-Suite, Bedroom Two and Bathroom.

Nearest school include Crawshaw and Southroyd and nearest parks include Pudsey Park and Post Hill.

## Entrance Hall

Front entrance door to entrance hall with storage/utility space, meters located. Cupboard with water heater.

## Lounge

14' 6" x 13' 2" ( 4.42m x 4.01m )

Large, spacious living room with double glazed windows to the front, carpet and electric heater.

## Kitchen

10' 3" x 9' 10" ( 3.12m x 3.00m )

Well designed kitchen only 10 years old. Double glazed windows to the rear elevation, wall hung, drawer and base units with complimentary worktop surfaces over, tiled splash backs, integrated fridge freezer, electric oven, hob and extractor fan, plumbing for washer, lino floor.

## Bedroom One

12' 5" x 10' 7" ( 3.78m x 3.23m )

Double bedroom with electric heater and double glazed window to the front elevation.

## En-Suite

8' 6" x 3' 1" ( 2.59m x 0.94m )

With shower, low flush WC, wash hand basin.

## Bedroom Two

9' 2" x 8' 3" ( 2.79m x 2.51m )

Double bedroom with electric heater, double glazed windows to the rear elevation and laminate flooring.

## Bathroom

8' 4" x 5' 5" ( 2.54m x 1.65m )

Half tiled walls, bath, low flush WC, wash hand basin, extractor fan, lino flooring, heated towel rail.

## External

Allocated parking space, plus communal visitor parking space. Communal grounds.



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## **Broadlands Gardens, Pudsey**

- \*GUIDE PRICE £140,000 - £150,000\*
- Two Bedroom Second Floor Apartment
- En-Suite Plus Bathroom
- Allocated Parking
- Sought After Development

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY115176 - 0003

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**william h brown**



**0113 257 2014**



[Pudsey@williamhbrown.co.uk](mailto:Pudsey@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**