









welcome to

Broadlands Gardens, Pudsey

GUIDE PRICE £140,000 - £150,000

A modern two bedroom second floor apartment in this well regarded devleopment close to the cnetre 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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- *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

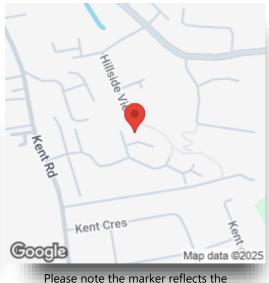
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY115176



Property Ref: PDY115176 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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