



Broad Lane Close, LEEDS, LS13 2UD

welcome to

Broad Lane Close, LEEDS

GUIDE PRICE £170,000 - £180,000

This well-presented mid-terraced home features three SPACIOUS BEDROOMS, a GENEROUS LOUNGE / DINER, front and rear gardens, and a fully boarded loft for extra storage. Early viewing is recommended to fully appreciate its potential.



Property Information

Nestled on Broad Lane Close, this mid-terraced home offers an ideal blend of comfort and convenience. Boasting three well-proportioned bedrooms and a spacious lounge diner, it's perfect for growing families or those seeking extra room to relax and entertain. The property benefits from both front and rear gardens, providing inviting outdoor space for play, gardening, or unwinding in the sunshine. A fully boarded loft space adds valuable storage and potential for future use. With its appealing layout and location, early viewing is strongly advised to appreciate all that this versatile home has to offer.

Entrance Hall

The entrance hall features laminate flooring and a radiator, creating a warm and welcoming first impression.

Lounge Diner

26' 4" max x 12' 3" max (8.03m max x 3.73m max)
This large lounge diner boasts laminate flooring, twin radiators for added warmth, an electric fire, and a double-glazed front-facing window that floods the space with natural light.

Kitchen

10' 4" max x 7' 2" max (3.15m max x 2.18m max)
The kitchen is well-equipped with a gas hob and oven, complemented by wall and base units, a stainless steel sink, and a handy pantry. A rear-facing double-glazed window and patio door invite natural light, while the boiler is conveniently located for easy access.

Bedroom One

10' 7" max x 8' 9" max (3.23m max x 2.67m max)
Bedroom One features a front-facing double-glazed window that fills the space with natural light, carpeting underfoot, and a radiator to ensure warmth year-round.

Bedroom Two

14' 7" max x 8' 9" max (4.45m max x 2.67m max)
Bedroom Two benefits from a rear-facing double-glazed window for peaceful views and plenty of daylight, carpeting that adds comfort, and a radiator to maintain a cosy temperature throughout the seasons.

Bedroom Three

8' 6" max x 6' 1" max (2.59m max x 1.85m max)
Bedroom Three enjoys a front-facing double-glazed window that brings in natural light, carpeting underfoot, and a radiator to keep the space warm and comfortable.

Bathroom

6' 6" max x 6' 1" max (1.98m max x 1.85m max)
The bathroom is fitted with tiled flooring and a rear-facing double-glazed window that allows natural light while maintaining privacy. It includes a bath, a WC, a wash basin, and a radiator to keep the space warm and welcoming.

Loft Space

The loft space is fully boarded and insulated, offering excellent potential for storage or future conversion, with comfort and energy efficiency already in place.

Front Garden

The tiered front garden is neatly gravelled, offering low-maintenance charm and a touch of contemporary landscaping that enhances the home's curb appeal.

Rear Garden

The generously sized rear garden offers a welcoming outdoor retreat, complete with a spacious decking area ideal for relaxing or entertaining. Stepping stones lead through the neatly arranged space, while secure fenced borders provide both privacy and definition.

Agents Note

There is a treatment plan in place for the eradication of Japanese Knotweed. Please ask the branch for more details so that you can make further enquiries as required for your own purposes.



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Broad Lane Close, LEEDS

- ***GUIDE PRICE £170,000 - £180,000***
- 3 Bedrooms
- Front & rear garden
- Boarded loft
- Spacious lounge diner

Tenure: Freehold
EPC Rating: C
Council Tax Band: A

guide price

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY115868 - 0004

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