



Broughton Terrace

Stanningley, Pudsey, Leeds, LS28 7QG

£150,000

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- THREE DOUBLE BEDROOMS
- FULLY ENCLOSED GARDEN TO REAR
- OFF ROAD PARKING
- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS

- POPULAR AREA
- CLOSE TO PUDSEY TOWN CENTRE
- WITHIN EASY ACCESS TO LEEDS
- RECENTLY REDECORATED
- EPC Rating E

Property Summary

This spacious three bedroom end of terrace property offers spacious living accommodation including three large bedrooms, modern bathroom, dining kitchen and well-proportioned living room with character features and fireplaces throughout. Tucked away at the end of the terrace, thus benefitting from no passing traffic, this home offers off road parking to the front in addition to a good sized, enclosed private garden to the rear. Ideally suited to first time buyers, families or investors, having been successfully let by the current owner for a number of years. Offered to the market with vacant possession and no onward chain. EPC Rating E

DINING KITCHEN The kitchen is well-proportioned, with plenty of space to accommodate a dining table also, with fitted units to two sides with space for freestanding appliances beneath, with a freestanding cooker and stainless steel sink and drainer inset beneath the large window looking out to the front elevation. A doorway to the corner leads through to a useful under stairs pantry cupboard which also houses the boiler.

LIVING ROOM The large reception room is neutrally presented with fresh décor and cream carpets, featuring a large wooden fireplace housing an open grate fire within, and a decorative ceiling rose which adds to the charm and character of the room. A large window allows plenty of natural light to flood the room, and an external door to the corner leads out to the rear garden.

BEDROOM 1 A very generous double bedroom presented in neutral tones, with a period style cast iron fireplace mounted to the chimney breast. A large window looks out to the rear elevation.

BEDROOM 2 Also located to the first floor, this bedroom is capable of accommodating a double bed or would be a generously sized single bedroom. Again, presented with fresh neutral decor in theme with the rest of the property, with window facing out to the front elevation.

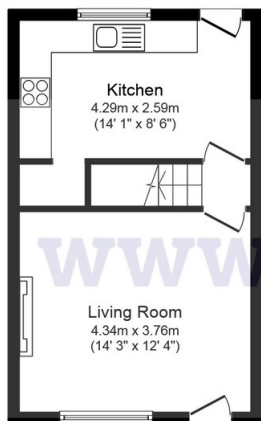
BATHROOM Fitted with a modern white suite comprising bath with shower over, pedestal hand wash basin and W.C., with fully tiled walls in white with a decorative mosaic border. A useful linen cupboard is tucked behind the shower.

BEDROOM 3 Located in the attic is the third double bedroom, benefitting from built in eaves storage cupboards and large skylight inset to the ceiling. Presented in neutral décor.

OUTSIDE The front of the property is laid to gravel for parking, whereas to the rear there is a fully enclosed garden with patio area and artificial lawn for ease of maintenance. A wooden shed sits to the corner for useful external storage.

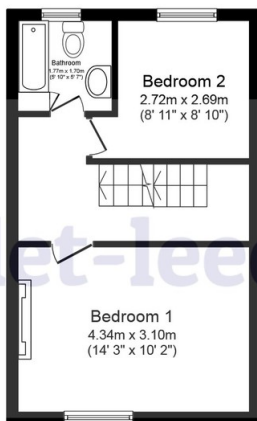
LOCATION Stanningley is conveniently located for transport links into Leeds city centre and easy access to Pudsey town centre as well as nearby Farsley, Rodley and Bramley. There are a wide range of amenities nearby, including highly regarded local schools. The property is located close by to a number of local nature reserves, ideal for countryside walks.





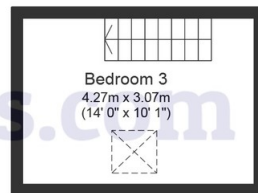
Ground Floor

Floor area 31.9 sq. m. (343 sq. ft.) approx



First Floor

Floor area 31.9 sq. m. (343 sq. ft.) approx

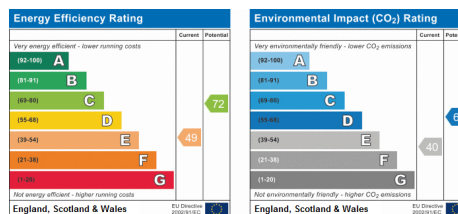


Second Floor

Floor area 13.5 sq. m. (145 sq. ft.) approx

Total floor area 77.3 sq. m. (832 sq. ft.) approx

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