

HUNTERS[®]

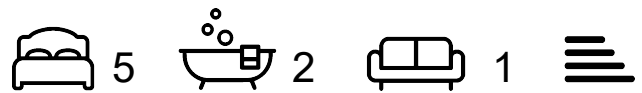
HERE TO GET *you* THERE



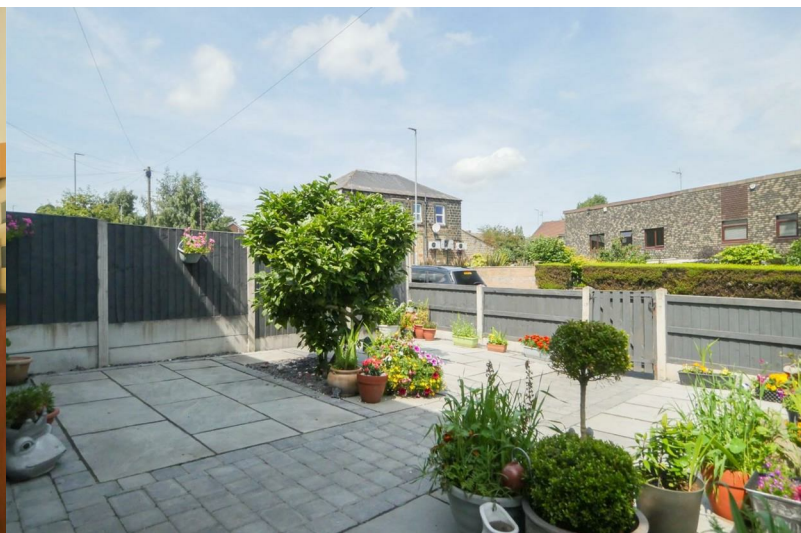
Broad Lane

Leeds, LS13 2NJ

£299,000



Council Tax: A



205 Broad Lane

Leeds, LS13 2NJ

£299,000



- Charming semi-detached property
- Five spacious bedrooms
- Landscaped sunny garden
- Hot tub with pagoda
- Spacious open-plan kitchen./diner
- Nearby schools and amenities
- Great local cycling routes
- Welcoming front porch
- Nearby schools and shops
- Two bathrooms

Welcome to this amazing semi-detached property, currently listed for sale and in good condition. This home is designed and ideal for families and is nestled in a strong local community with excellent public transport links, nearby schools, and local amenities. Plus, for the cyclists among you, there are even great local cycling routes to explore!

The property has a welcoming front porch and entrance hall, leading into a warm and inviting LIVING room with a laminated wood floor and a rear window, providing a beautiful view of the landscaped garden. The KITCHEN/DINER is a dream, boasting an open-plan layout with a dining space, plenty of storage units and drawers, worktops with a sink, an oven, hob and extractor. It even has doors leading to a PVCu CONSERVATORY.

The house boasts FIVE spacious bedrooms, with two conveniently located on the ground floor. Bedroom #1 is a treat with air conditioning and built-in wardrobes. The other bedrooms are also spacious and welcoming, offering a perfect retreat after a long day.

Adding to the allure of this property are the two bathrooms. The house BATHROOM on the first floor, complete with a P-shaped bath, rainfall shower, a tiled floor, walls, and a vanity sink. There's also a ground floor SHOWER-ROOM with a separate WC for added convenience.

Unique features such as air conditioning in bedroom 1, a HOT TUB with a pagoda, off-road parking, a charging point, an extended ground floor, and a downstairs WC truly set this property apart. The south facing rear garden is fully landscaped with a concrete store, decking with outdoor power supply, perfect for entertaining and alfresco dining. The front garden is enclosed and there is a bin store as well as off road parking.

Don't miss the opportunity to make this house your family home!

This charming semi-detached family home, featuring FIVE spacious bedrooms, a landscaped south facing garden, open-plan kitchen/dining, two bathrooms, air conditioning, a hot tub, and excellent local amenities and transport links, is in fantastic condition and offers unique features such as off-road parking, a charging point, and great local cycling routes.

Tel: 0113 257 6198

KITCHEN/DINER
24'3" x 8'2" (7.41m x 2.51m)

9'1" x 6'1" (2.79m x 1.86m)

CONSERVATORY
9'11" x 8'7" (3.03m x 2.62m)

LIVING ROOM
12'2" x 11'9" (3.73m x 3.59m)

BEDROOM FOUR
12'7" x 6'11" (3.85m x 2.13m)

BEDROOM FIVE
11'8" x 6'11" (3.56m x 2.13m)

SHOWER ROOM
5'2" x 4'5" (1.59m x 1.35m)

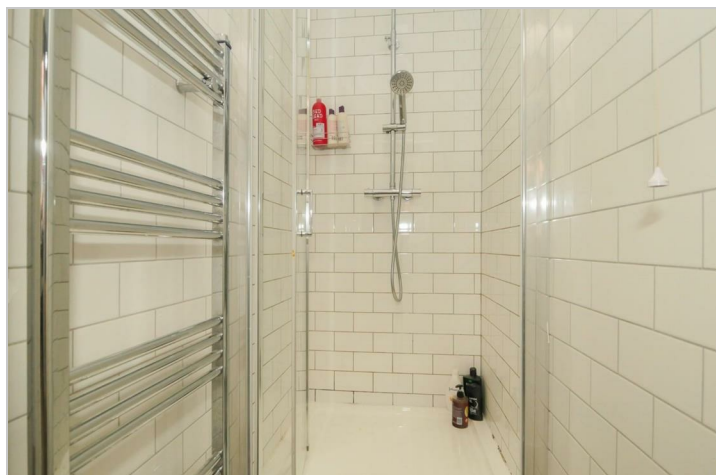
WC
6'3" x 3'3" (1.91m x 0.99m)

BEDROOM ONE
11'9" x 9'9" (3.59m x 2.99m)

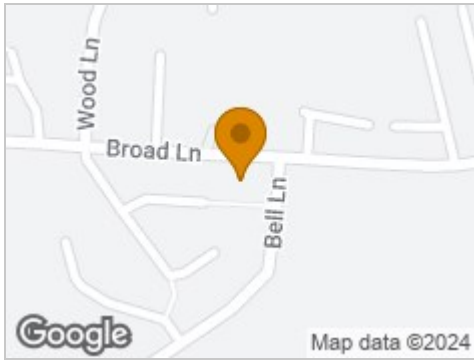
BEDROOM TWO
11'9" x 10'5" (3.59m x 3.19m)

BEDROOM THREE
12'6" x 11'1" (3.82m x 3.39m)

BATHROOM



Road Map



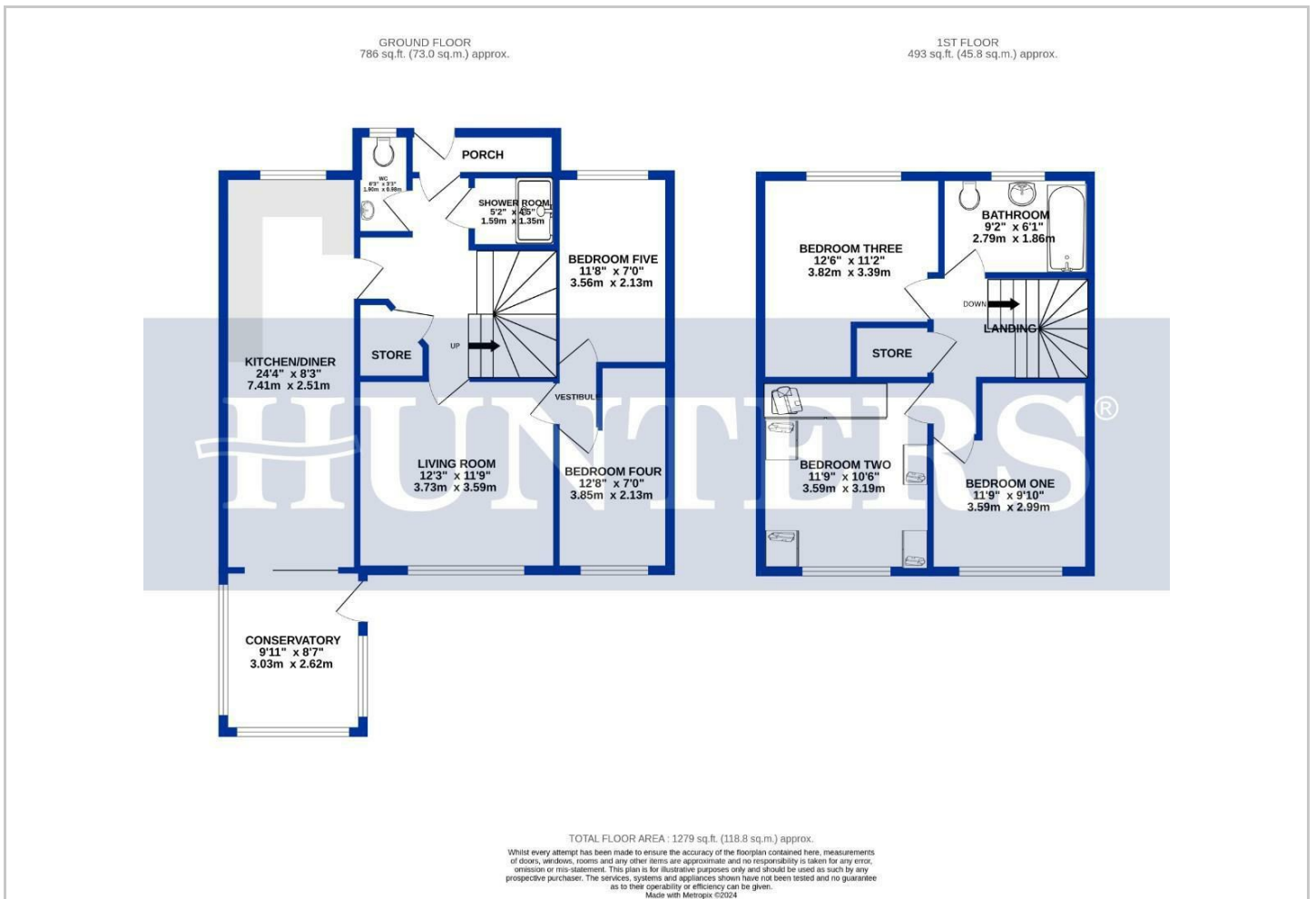
Hybrid Map



Terrain Map



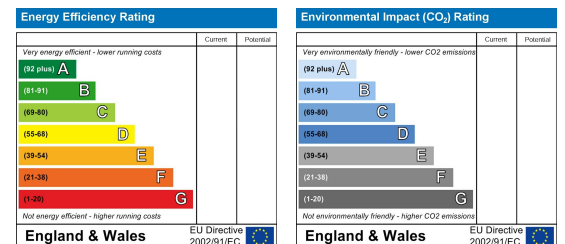
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.