

# HUNTERS®

HERE TO GET *you* THERE



## Broadlands Place

Pudsey, LS28 9GA

£145,000



Council Tax: B



# 8 Broadlands Place

Pudsey, LS28 9GA

£145,000



- First Floor Flat
- Two generous bedrooms
- Ensuite bathroom
- Spacious Living/dining room
- Recently fitted house bathroom
- Allocated parking
- Entrance Hall with built in storage
- No Chain is involved
- Perfect for FTB/Investor

This charming TWO-bedroom first-floor flat, ideal for first-time buyers or investors, features an open-plan Living room, a well-equipped kitchen, an en-suite main bedroom, allocated parking, and is conveniently located near public transport, schools, and green spaces.

Welcome to this charming 2-bedroom first floor flat that's just waiting for a fresh pair of eyes to call it home. This property is on the market and in good condition, all ready to welcome first-time buyers or become a valuable addition to an investor's portfolio.

As you step inside, you will find a spacious ENTRANCE HALL with built in storage and access to the open-plan LIVING ROOM that's perfect for relaxing and entertaining. There's plenty of room for a dining area where you can host those delightful dinner parties or enjoy a quiet meal. An attractive archway seamlessly blends this space into a well-equipped KITCHEN, complete with matching storage units, a generous worktop with a sink, and space for a fridge freezer. The kitchen also comes with oven and hob appliances, ready to cater to all your culinary adventures.

The flat boasts TWO DOUBLE sized bedrooms, with the main bedroom featuring an EN-SUITE shower-room for your convenience. The second bedroom is also a double, offering plenty of room for rest and relaxation. A recently fitted BATHROOM suite promises comfort, complete with a heated towel rail, vanity sink, and the luxury of a shower over the bath.

This first-floor flat enjoys some unique features that elevate it from the ordinary. There's allocated car parking, electric heating for those chilly winter nights, and double-glazed windows.

The location is a gem, with public transport links, schools, green spaces, walking and cycling routes all within close proximity. This property truly offers a lifestyle of convenience and enjoyment. Come and see it for yourself!

Pudsey, with its blend of history, community spirit, and modern amenities, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.

Tel: 0113 257 6198



## ENTRANCE HALL

## LIVING ROOM

22'1" x 11'6" (6.74 x 3.53)

## KITCHEN

9'3" x 8'10" (2.83 x 2.71)

## BEDROOM ONE

12'1" x 9'8" (3.70 x 2.95)

## BEDROOM TWO

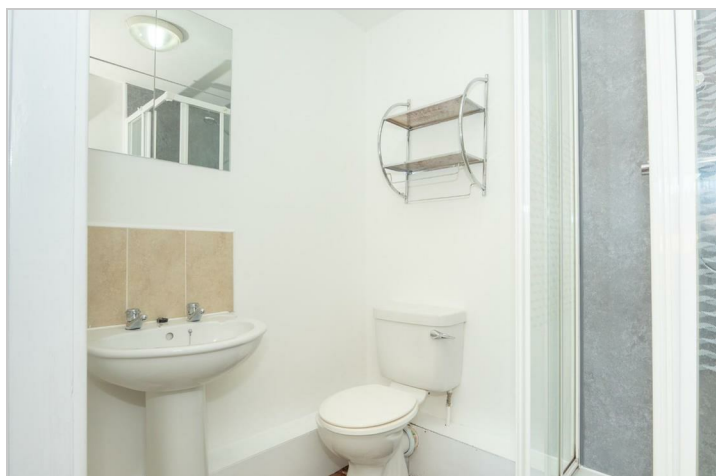
12'1" x 7'9" (3.70 x 2.37)

## BATHROOM

7'0" x 6'11" (2.15 x 2.13)

## EN-SUITE

7'0" x 5'10" (2.15 x 1.79)



Road Map



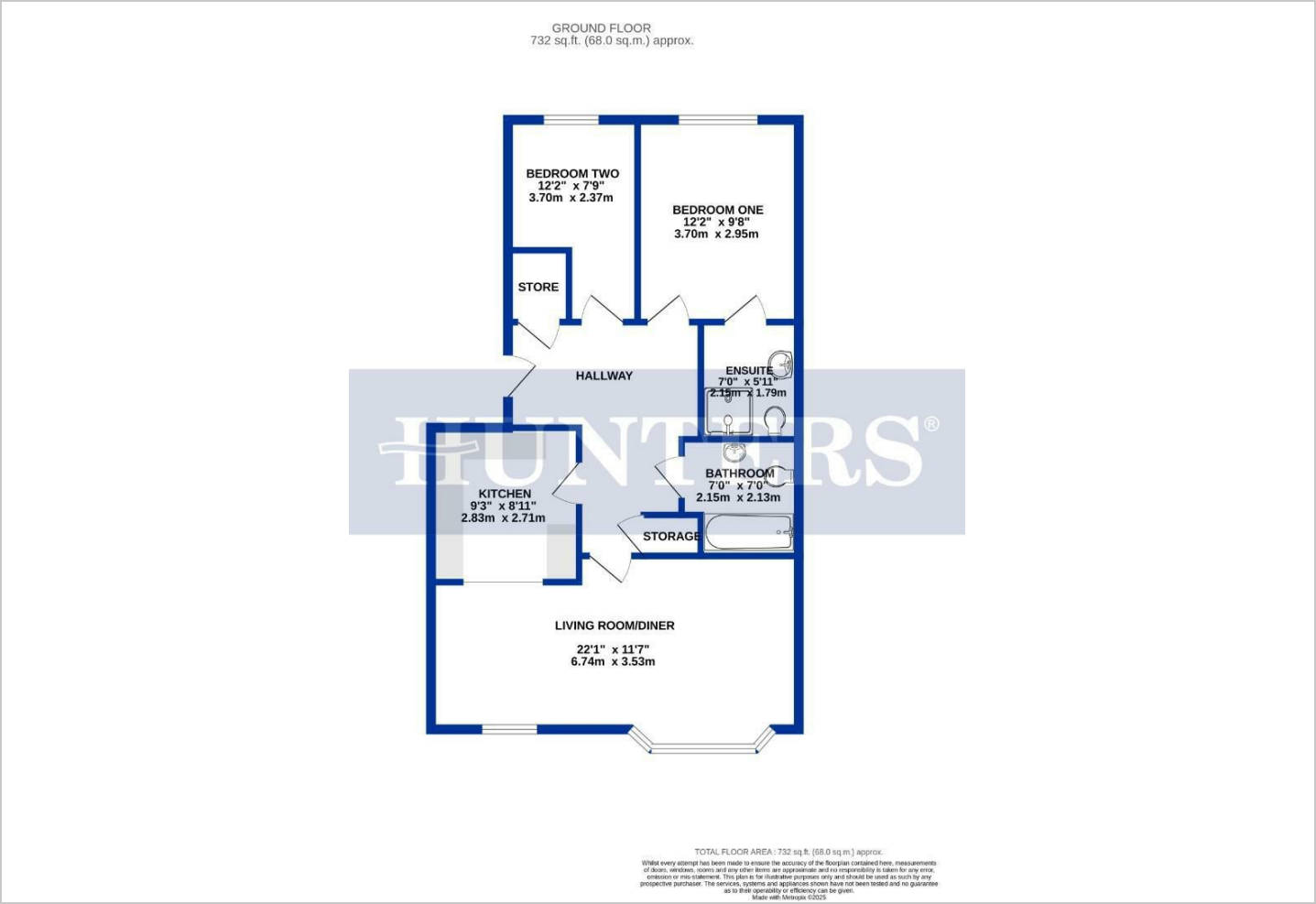
Hybrid Map



Terrain Map



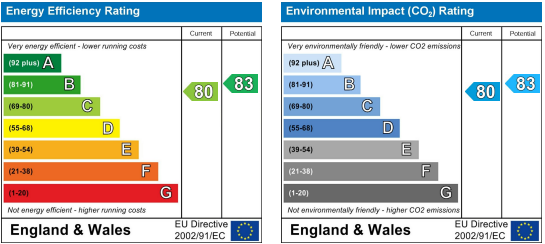
Floor Plan



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.