

# HUNTERS®

HERE TO GET *you* THERE



## Broadlea View

Leeds, LS13 2SY

£165,000



Council Tax: A





# 6 Broadlea View

Leeds, LS13 2SY

£165,000



- Calling all investors!
- Semi-detached house with great potential
- Blank canvas for personal touch
- Three charming bedrooms
- Potential to extend subject to planning permission
- Off-street parking on drive
- Extensive garden to rear
- Ideal location near local amenities, schools and walking routes
- Easy commute to Leeds
- Council tax band 'A'

Delighted to present this SEMI-DETACHED property that's just waiting for a sprinkle of love and creativity! Up for sale, this property is a charming gem that'd benefit from a touch of modernisation. With its **THREE** bedrooms, **TWO** reception rooms, and a single kitchen and bathroom, it's an ideal space for families, **INVESTORS** and property developers looking to put their unique stamp on a place.

The property boasts a warm and welcoming main bedroom, featuring **FITTED WARDROBES** and flooded with natural daylight. The second bedroom, also a well-sized double room, offers a lovely view of the garden. The third bedroom, a roomy single space, is versatile and could serve as a cute nursery or a **HOME OFFICE**.

The **BATHROOM** is functional, with a bath and overhead shower, and offers the scope to create a space that truly reflects your style. The **KITCHEN**, separate from the **DINING SPACE**, has enormous potential for **EXTENSION** to the rear (subject to planning permission) and offers ample storage space. You could also easily open it into the dining area for a more **OPEN-PLAN** feel.

The property's **TWO** reception rooms are both inviting and spacious. The first houses your **DINING ROOM** and a useful understair pantry space, offering great potential to open up and create a modern kitchen diner. The second reception room is the **LIVING ROOM**, a blank canvas bathed in sunshine, with enough room to accommodate the entire family.

Blessed with a **GENEROUS GARDEN** plot, drive for **OFF-STREET PARKING**, and great room sizes, this property is a unique find. Located within easy commuting distance to **LEEDS**, with excellent public transport links and local amenities including schools and local canal walks, this property is a fantastic opportunity. With a council tax band of A and an EPC rating of C, it's a blank canvas waiting for your touch.

Tel: 0113 257 6198

### KITCHEN

9'2" x 8'0" (2.80m x 2.45m)

### LIVING ROOM

13'9" x 13'3" (4.21m x 4.05m)

### DINING ROOM

8'0" x 7'8" (2.45m x 2.36m)

### BEDROOM ONE

13'3" x 10'11" (4.05m x 3.34m)

### BEDROOM TWO

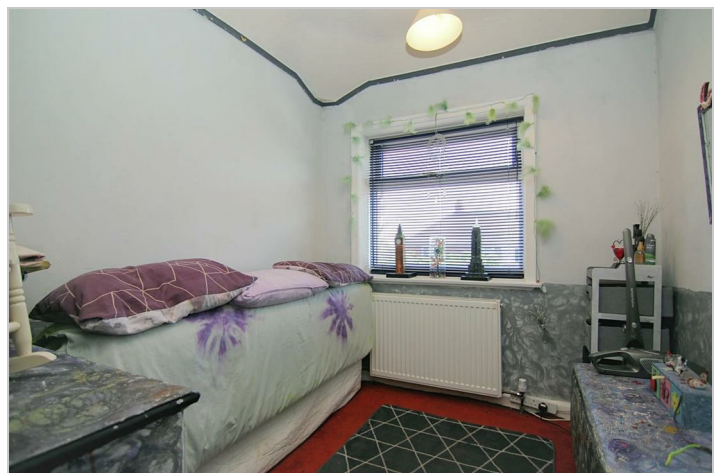
10'11" x 8'0" (3.34m x 2.45m)

### BEDROOM THREE

10'2" x 7'2" (3.10m x 2.20m)

### BATHROOM

5'10" x 4'11" (1.80m x 1.50m)



Road Map



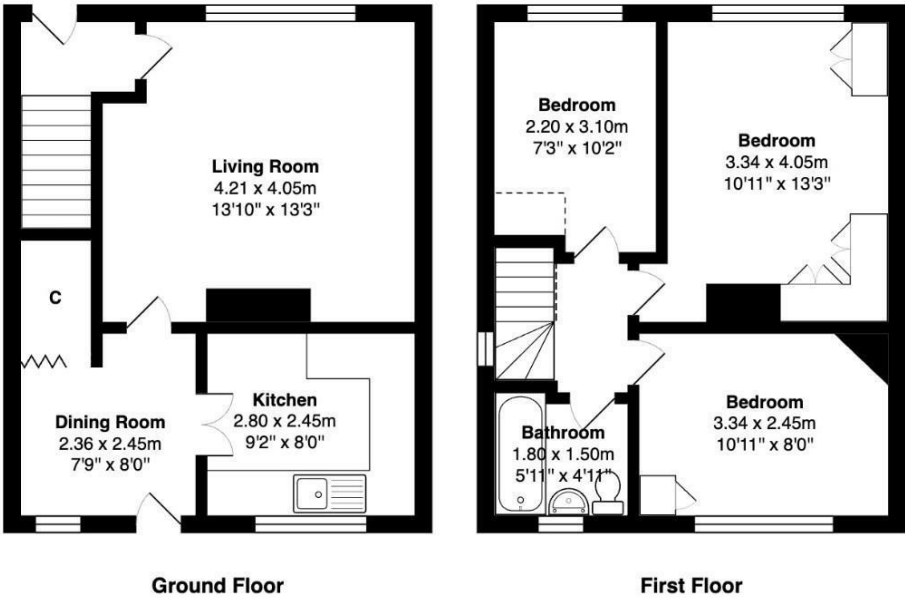
Hybrid Map



Terrain Map



Floor Plan

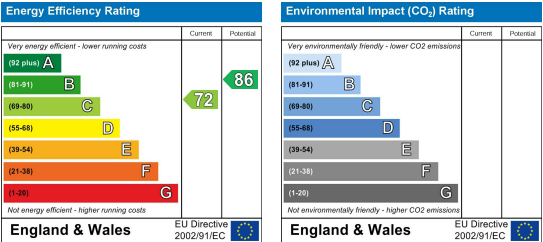


Total Area: 70.8 m<sup>2</sup> ... 762 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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.