

HUNTERS®

HERE TO GET *you* THERE



Broadlands Gardens

Pudsey, LS28 9GD

£130,000



Council Tax: B



17 Broadlands Gardens

Pudsey, LS28 9GD

£130,000



- Ground floor two-bedroom apartment
- Recently decorated, move-in ready
- Open-plan living and kitchen area
- Two double SIZED bedrooms
- Modern fitted kitchen with appliances
- Allocated off-street parking space
- Communal garden area
- Excellent transport links to Leeds
- No onward chain sale

The apartment comprises an entrance hall leading to a generous-sized, open-plan LIVING room with views from the window, opening onto a fitted KITCHEN with breakfast area, matching storage units, oven and hob, integrated fridge/freezer, and worktop with sink. There are two DOUBLE SIZED bedrooms, with bedroom one benefiting from an ENSUITE SHOWER - ROOM featuring a white suite. The main BATHROOM offers a combined white suite with shower tap over the bath, shower screen and tiled floor.

Pudsey provides a good range of local amenities, including independent shops, cafés and supermarkets around Pudsey town centre. Nearby green spaces and walking and cycling routes offer leisure opportunities, including Pudsey Park and local recreational areas.

Public transport links are convenient, with New Pudsey railway station accessible by a short drive or bus journey, offering services to Leeds in around 10–15 minutes and to Bradford in a similar time, as well as connections towards Manchester. Regular bus services operate along nearby routes into Leeds city centre and surrounding districts. The area is also served by a selection of nearby schools, making the location practical for a variety of buyers. The property is offered with no chain involved.

Pudsey, blends small-town charm with excellent city connections, sitting between Leeds and Bradford with quick road, bus, and rail links to both. The property market offers something for everyone, from modern apartments and cosy terraces to spacious family homes and characterful period properties. Green spaces are in abundance, with Pudsey Park, Fulneck Golf Club, and the nearby Tong Valley providing room to walk, relax, and enjoy the outdoors. The bustling town centre features independent shops, cafés, restaurants, and traditional pubs, alongside supermarkets and leisure facilities. Pudsey also has a thriving community spirit, showcased in its regular markets, local events, and well-regarded schools. Whether you're a commuter, a growing family, or someone who loves a vibrant town with a friendly, close-knit feel, Pudsey is a place that truly feels like home.

Tel: 0113 257 6198

KITCHEN

10'4" x 9'10" (3.16m x 3.00m)

SITTING ROOM

16'11" x 12'3" (5.16m x 3.75m)

BEDROOM ONE

14'6" x 12'2" (4.43m x 3.73m)

EN-SUITE

7'6" x 3'7" (2.30m x 1.11m)

BEDROOM TWO

10'8" x 10'0" (3.27m x 3.05m)

BATHROOM

6'8" x 5'10" (2.04m x 1.78m)



Road Map



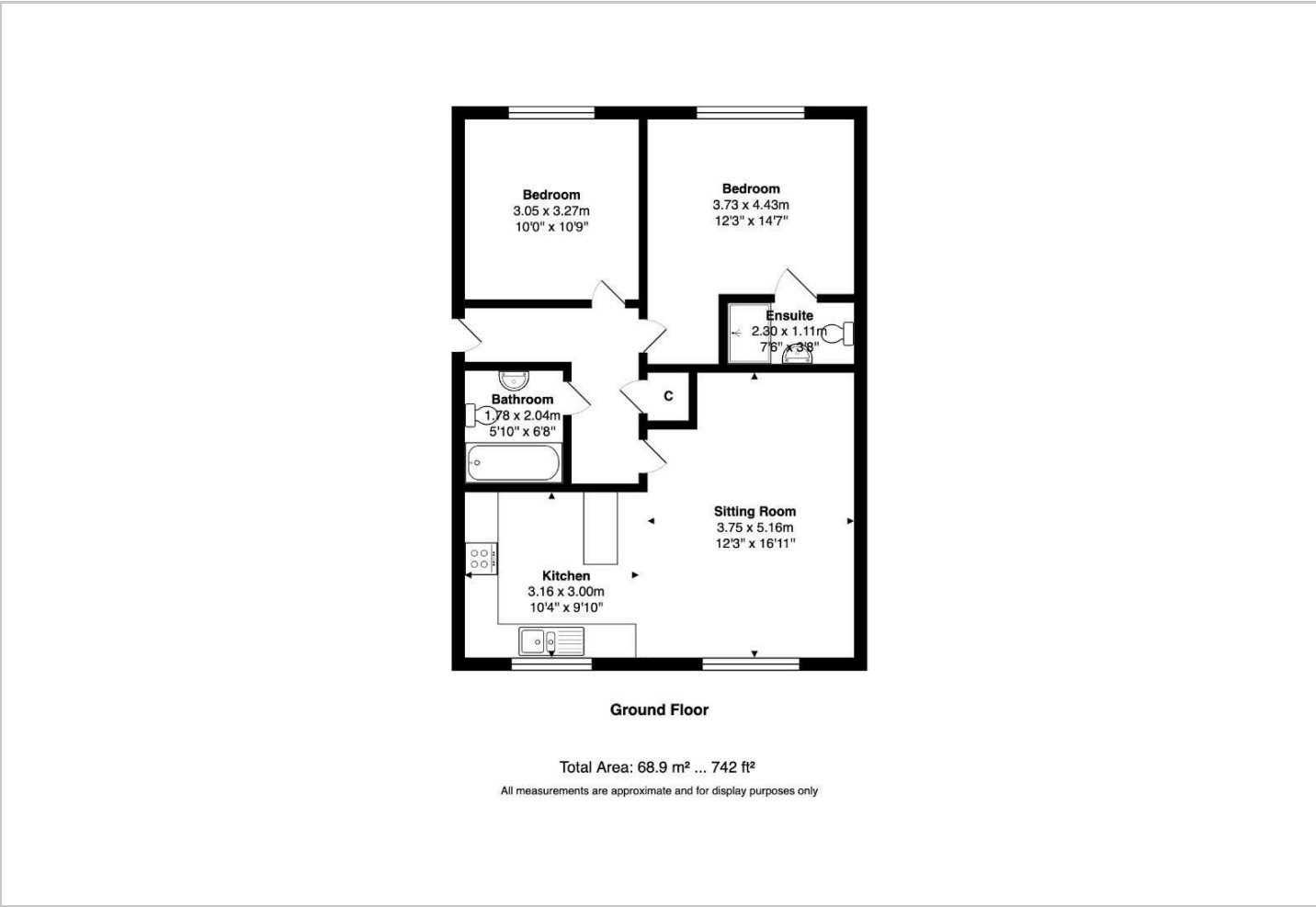
Hybrid Map



Terrain Map



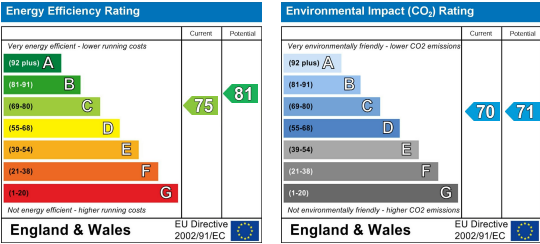
Floor Plan



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.