



RESIDENTIAL



## 250 Broad Lane, Bramley, Leeds, LS13 2LA

£309,950

- Substantial five-bedroom property
- Flexible layout with excellent potential to reconfigure
- Attached commercial unit providing a valuable added bonus
- Ideal as a large family home with scope to modernise and add value
- Characterful property with significant residential appeal and versatility

# 250 Broad Lane, Leeds LS13 2LA

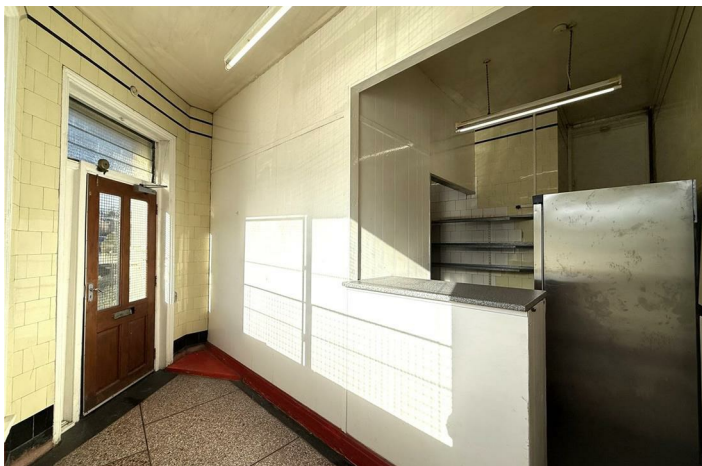
A substantial five-bedroom residential property offering excellent space and long-term potential, this characterful home is ideal for buyers seeking a large family residence with flexibility to modernise and add value. The accommodation is generously proportioned throughout with generous sized bedrooms, making it perfectly suited for multi-generational living or a growing family.

The property presents a fantastic opportunity to create a bespoke home, with scope for refurbishment, reconfiguration or enhancement subject to the buyer's vision. Its size and layout lend themselves well to a comfortable residential lifestyle, with the added advantage of ample internal space rarely found in comparable homes.

In addition to being a great-sized family house, the property benefits from the added bonus of an attached commercial unit, which could be separated or blocked off if preferred. This provides flexibility for those wishing to keep the spaces independent, along with the potential to generate additional income from the commercial premises.



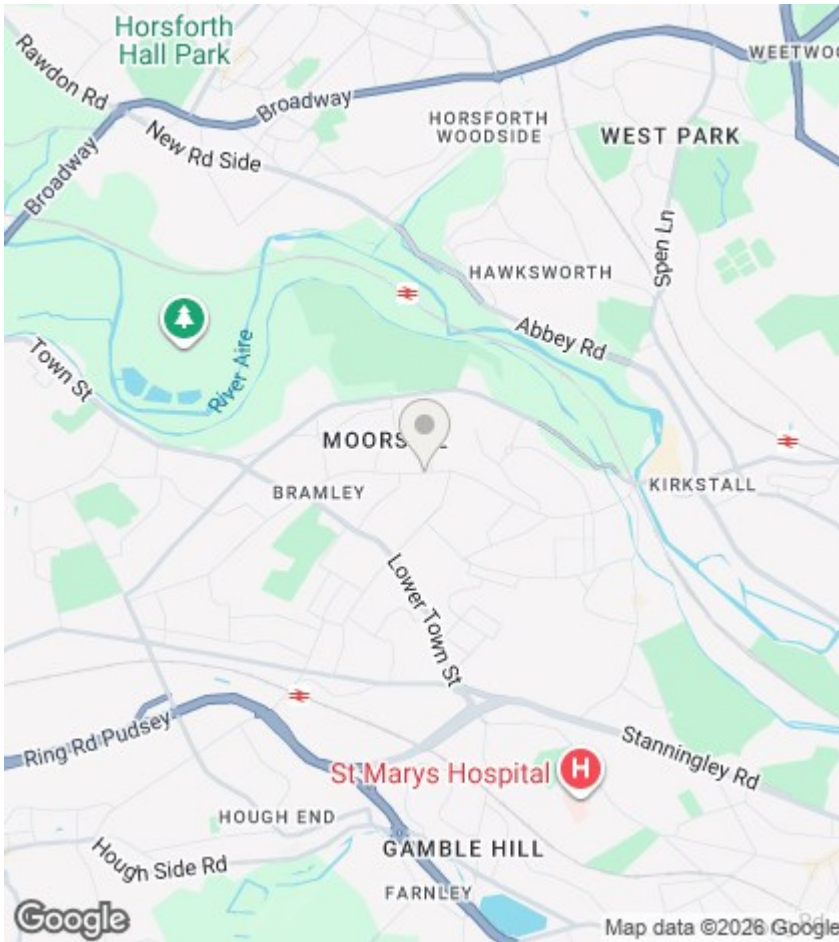
Council Tax Band:











## Directions

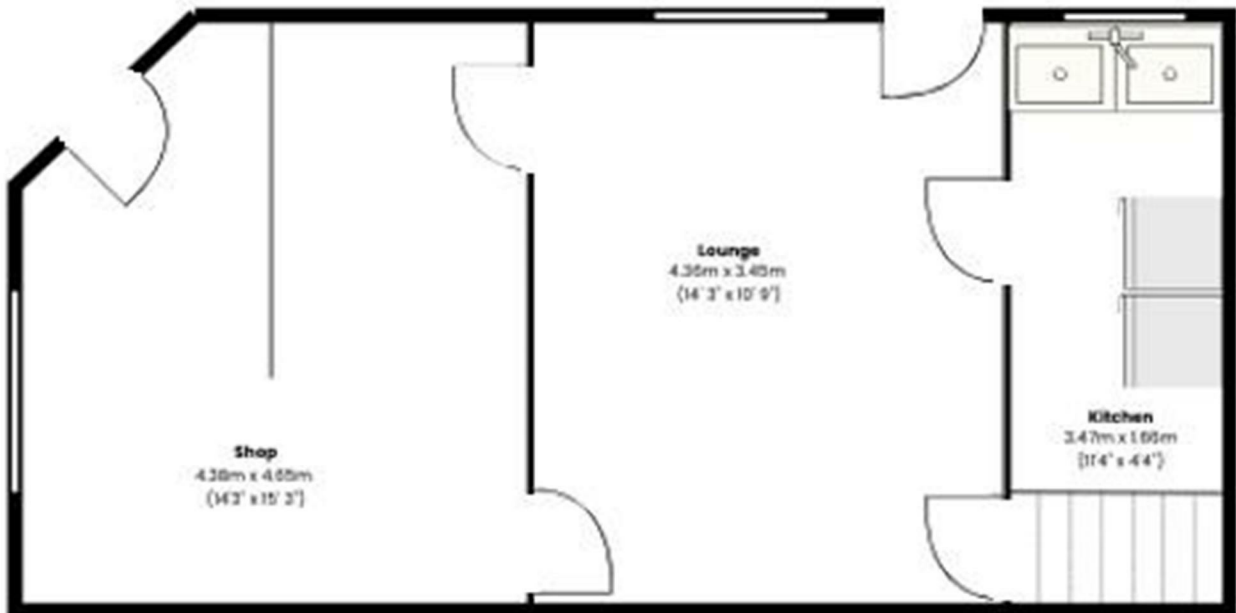
## Viewings

Viewings by arrangement only. Call 0113 3224 345 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Ground Floor



The floor plan and all stated dimensions are approximate, intended as a guide only, and should not be relied upon for accuracy. Prospective purchasers/tenants should verify all measurements independently.