



KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 04th June 2026



11, TROYDALE PARK, PUDSEY, LS28 9LZ

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

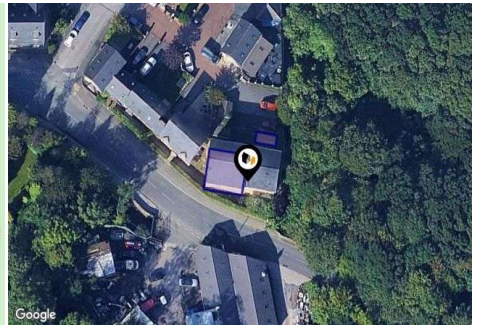
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Property Overview

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Property

Type: Flat / Maisonette
Bedrooms: 2
Plot Area: 0.02 acres
Year Built : 2008
Council Tax : Band B
Annual Estimate: £1,776
Title Number: WYK882216
UPRN: 72654936
Restrictive Covenants: No

Last Sold Date: 04/04/2008
Last Sold Price: £145,020
Tenure: Leasehold

Local Area

Local Authority: Leeds
Conservation Area: No
Flood Risk:
● Rivers & Seas High
● Surface Water Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

1 mb/s
31 mb/s
1000 mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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Energy rating

C

Valid until 26.05.2018

Certificate number
8105-8934-1720-9026-9583

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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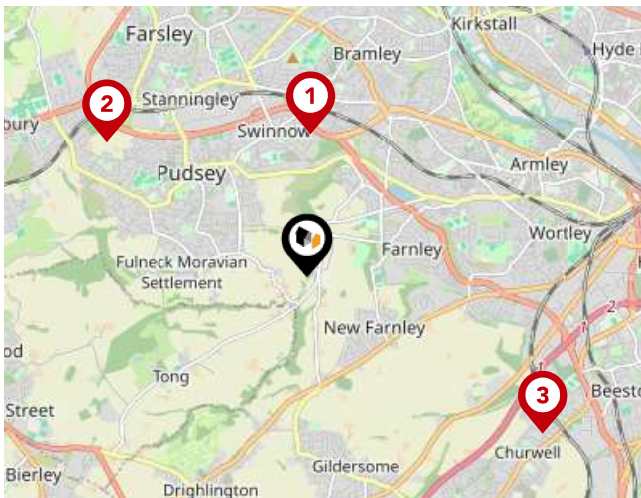
Additional EPC Data

Walls:	SAP05:Walls
Roof:	SAP05:Roof
Window:	SAP05:Windows
Main Heating:	SAP05:Main-Heating
Main Heating Controls:	SAP05:Main-Heating-Controls
Hot Water System:	SAP05:Hot-Water
Lighting:	SAP05:Lighting
Floors:	SAP05:Floor
Secondary Heating:	SAP05:Secondary-Heating
Air Tightness:	SAP05:Air-Tightness

Area

Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Bramley Rail Station	1.24 miles
2	New Pudsey Station	2.11 miles
3	Cottingley Rail Station	2.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J27	2.77 miles
2	M621 J1	2.41 miles
3	M621 J2	2.9 miles
4	M62 J28	4.5 miles
5	M621 J2A	3.35 miles

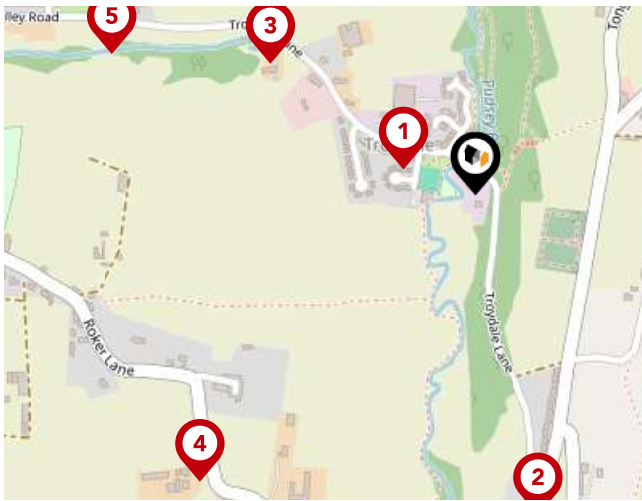


Airports/HELIPADS

Pin	Name	Distance
1	Leeds Bradford Airport	5.69 miles
2	Finningley	33.35 miles
3	Teesside Airport	50.73 miles
4	Manchester Airport	39.21 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Turning Circle	0.08 miles
2	Tong Rd Troydale Lane	0.36 miles
3	Troydale Lane	0.27 miles
4	Roker Lane Low Farm	0.43 miles
5	Troydale Lane Acres Hall Ave	0.43 miles

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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