HUNTERS®

HERE TO GET *you* THERE

Broadlands Gardens

Pudsey, LS28 9GD

£130,000

2 2 1 C

Council Tax: B

9 Broadlands Gardens

Pudsey, LS28 9GD

£130,000

- Two bedroom, two bathroom apartment
- Popular and established Pudsey development
- Open-plan living and kitchen space
- Far-reaching views with leafy surroundings
- Contemporary kitchen with integrated appliances
- Principal bedroom with ensuite shower
- Main bathroom fitted with bath
- Allocated parking space
- EPC rating C and Council Tax Band B
- Excellent access to Leeds, Bradford and local amenities

This well-presented TWO BEDROOM, TWO BATHROOM apartment is offered for sale in the POPULAR Pudsey area, set within a well-established residential development that continues to attract strong interest from BOTH owner occupiers and investors. The position combines everyday convenience with a pleasant outlook, enjoying far-reaching views over LEAFY surroundings while remaining well placed for local amenities, schools and transport links.

The accommodation is centred around a spacious OPEN-PLAN living and kitchen area, creating a comfortable and sociable heart to the home. The living space is finished with wood-effect flooring and neutral décor, while a bay window draws in plenty of natural light and makes the most of the attractive outlook. The CONTEMPROARY KITCHEN is fitted with woodgrain-effect units complemented by grey accents and worktops, with an integrated oven and fridge freezer, and opens neatly into a defined dining area well suited to both everyday use and entertaining.

The principal BEDROOM is a generous DOUBLE, finished in neutral tones and enjoying a pleasant leafy outlook. It benefits from an ENSUITE shower room fitted with W/C, wash basin, SHOWER, heated towel rail and extractor fan, offering a practical space with clear scope for a buyer to update or personalise to suit their own style. The second bedroom is another DOUBLE, again benefitting from a similar outlook, also providing FLEXIBLE accommodation suitable for a variety of uses.

A separate MAIN BATHROOM completes the layout, fitted with W/C, wash basin and a BATH offering the perfect space to unwind and relax, alongside an electric towel rail and extractor fan.

The apartment also benefits from one allocated PARKING space, an EPC rating of C and Council Tax Band B, helping to keep running costs sensible.

Situated within PUDSEY, the property is conveniently placed for a wide range of shops, cafés and everyday amenities, as well as NEARBY green spaces and walking routes. New Pudsey railway and bus station provides regular services towards Leeds and Bradford, making this an EXCELLENT option for first-time buyers, couples and buy-to-let investors alike.

Tel: 0113 257 6198

ENTRANCE HALL

OPEN-PLAN RECEPTION ROOM
22'0" x 10'10" (6.73 x 3.32m)

KITCHEN
9'3" x 8'9" (2.82 x 2.68m)

BATHROOM
8'3" x 6'5" (2.52 x 1.97m)

BEDROOM ONE
9'4" x 14'7" (2.85 x 4.45m)

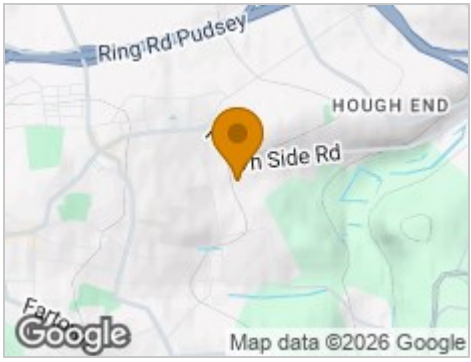
ENSUITE
8'3" x 3'2" (2.52 x 0.97m)

BEDROOM TWO
8'0" x 10'7" (2.46 x 3.25m)

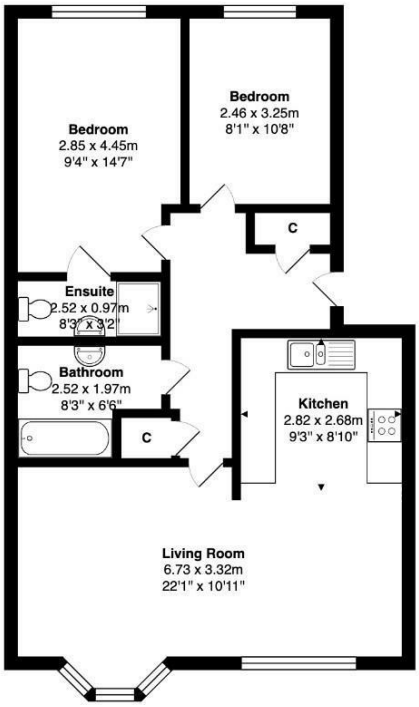
Road Map

Hybrid Map

Terrain Map



Floor Plan



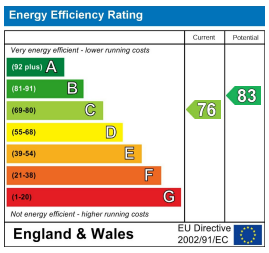
Total Area: 68.9 m² ... 742 ft²

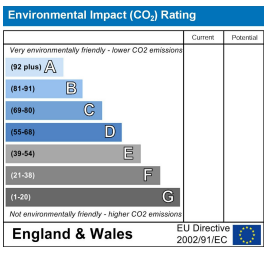
All measurements are approximate and for display purposes only

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.

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