



**Broadlands Court, Pudsey LS28 9GE**

**welcome to**

**Broadlands Court, Pudsey**

A modern upper floor apartment, situated within this SOUGHT AFTER DEVELOPMENT close to Pudsey centre. Boasting SPACIOUS ACCOMMODATION that includes lovely lounge / diner, plus separate kitchen. Also offering allocated parking and use of beautiful communal grounds...



### **Hallway**

With a storage cupboard and access to all rooms.

### **Lounge/Diner**

22' 1" x 13' 1" ( 6.73m x 3.99m )

A spacious room with ample room for furniture, table and chairs.

### **Kitchen**

9' 2" x 9' 2" ( 2.79m x 2.79m )

A modern kitchen offering a range of wall and base units, integrated oven, hob and spaces for all appliances.

### **Bedroom One**

14' 10" x 9' 10" ( 4.52m x 3.00m )

A good size double bedroom with space for free standing furniture.

### **Bedroom Two**

9' 9" x 7' 7" ( 2.97m x 2.31m )

A good double bedroom with space for free standing furniture.

### **Bathroom**

Fitted with a modern suite comprising a bath with shower over, wc and hand basin.

### **Outside**

There is allocated and visitor parking.



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welcome to

## Broadlands Court, Pudsey

- MODERN UPPER FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING
- BEAUTIFULLY PRESENTED THROUGHOUT
- ALLOCATED PARKING SPACE

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 800.00

Ground Rent: 220.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY117002 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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