

## **3 Broadlands Gardens Leeds**



## **2 Bedroom Apartment £150,000**

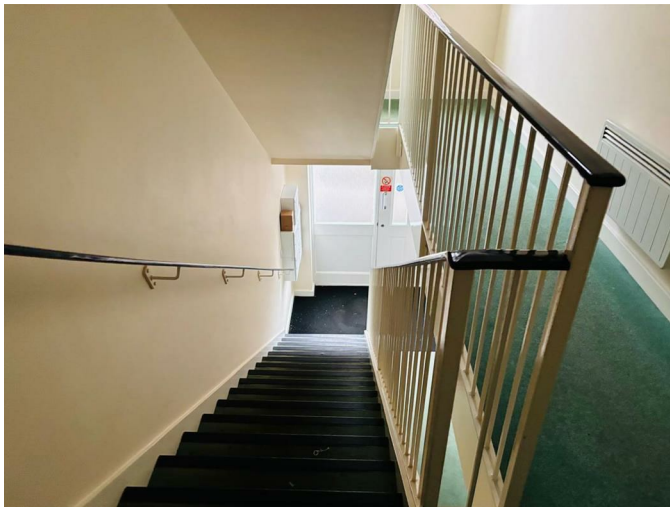
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# 3 Broadlands Gardens, Pudsey, Leeds, West Yorkshire, LS28 9GD

## COMMUNAL ENTRANCE:



Stairs rising to the upper floors, intercom access

## Entrance Hallway:

Access to the accommodation

## Open Plan Living Room / Dining Area / Fitted Kitch



## Living Room Area:



Double glazed window, wall mounted electric heating radiator, television point, ample space for living room furniture

## Dining Area:

Double glazed window, ample space for a dining table & chairs

## Kitchen:



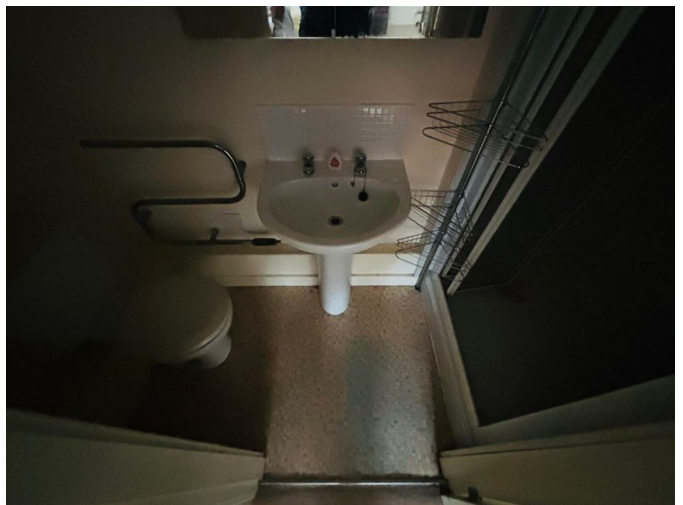
A range of fitted wall, drawer & base units, work surfaces, electric cooking hob with extractor fan above, built under electric oven / grill, built in Fridge / Freezer, plumbing for an automatic washer

## Bedroom One:



Double glazed window, wall mounted electric radiator, ample space for bedroom furniture

## Shower Room - En-suite:



A white suite comprising of a glazed shower cubicle, low flush WC, wash basin



Bedroom Two:



Double glazed window, wall mounted electric radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a pannelled bath, low flush WC, wash basin, towel railing

TO THE OUTSIDE:



Parking Space:



The property includes an allocated parking space for once car

Communal Area:



To the rear of the property there are communal gardens

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9320-2776-9590-2825-4635>

Council Tax Band / EPC Rating:

Council tax band: B / EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor Plan



Ground Floor  
Approx. 75.20 sqm.  
(810.00 sqft.)