

HUNTERS®

HERE TO GET *you* THERE



Broad Lane

Leeds, LS13 2JW

£180,000



Council Tax: A



134 Broad Lane

Leeds, LS13 2JW

£180,000



- Spacious three bedroom town house
- Excellent first-time buy or buy-to-let opportunity
- Two separate reception rooms
- Practical fitted kitchen
- Generous enclosed rear garden
- Two double bedrooms plus well-sized third bedroom
- Passage to access garden without going through property
- Off-street parking to the front
- Council tax band

A fantastic opportunity to purchase a well-sized three bedroom modern town house, offering generous accommodation, off-street parking and a lovely enclosed rear garden. Ready to move straight into with scope for some cosmetic updating over time, the property would make an excellent first-time purchase, family home or buy-to-let investment.

The ground floor offers two separate reception rooms, giving the house a flexible layout that works particularly well for families. To the front is a generous living room with plenty of space for larger furniture and a decorative fireplace creating a natural focal point to the room.

An arched opening leads through to the separate dining room positioned at the rear. Another excellent size, there is ample room for a family dining table and sliding glazed doors open directly onto the garden, making this a brilliant entertaining space through the warmer months and ideal for summer barbecues.

A doorway from the dining room leads into the separate kitchen. Practical and functional, the kitchen is fitted with a good range of wall and base units with worktop space above, an integrated oven, gas hob, chrome sink with mixer tap and space for freestanding appliances. There is also a further door providing direct access into the rear garden.

Upstairs are three well-proportioned bedrooms. Both the front and rear bedrooms are comfortable doubles and benefit from useful fitted storage, while the third is a well-sized single bedroom which would work equally well as a nursery, children's bedroom or home office depending on the purchaser's needs.

The bathroom is another surprisingly generous space and currently provides a bath, separate shower enclosure, WC and wash basin, complemented by tiled walls and two frosted windows bringing in plenty of natural light. The suite is perfectly functional as it stands while offering enough space for a purchaser to modernise and personalise in the future if desired.

Outside is one of the property's real selling points. The rear garden is a generous size, predominantly lawned and enclosed with timber fencing to create a private and secure space for children, pets or entertaining. Useful side access allows you to reach the rear garden without having to pass through the house.

To the front, the property sits pleasantly back from the road behind a low-maintenance frontage with mature planting providing a degree of screening. A dropped kerb leads onto a pebbled parking area providing off-street parking for one vehicle, with gated and flagged areas completing the frontage.

Broad Lane is well positioned for the wide range of amenities available throughout Bramley, together with nearby schools and useful transport connections. Bramley railway station is also within the wider local area, providing connections towards Leeds and Bradford.

Overall, this is a great-sized three bedroom home offering plenty of usable living space, a generous garden and off-street parking. Buyers can move straight in and make improvements gradually, while investors have the benefit of a practical layout and accommodation that could be ready to let. Council tax Band: A

Tel: 0113 257 6198

KITCHEN

8'5" x 7'10" (2.59m x 2.41m)

DINING ROOM

8'10" x 7'10" (2.71m x 2.41m)

LIVING ROOM

14'5" x 14'3" (4.41m x 4.36m)

BEDROOM ONE

13'6" x 10'5" (4.12m x 3.19m)

BEDROOM TWO

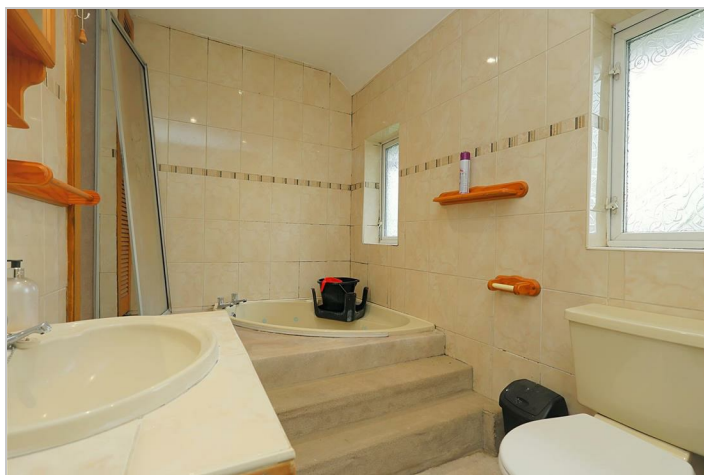
11'2" x 9'0" (3.41m x 2.75m)

BEDROOM THREE

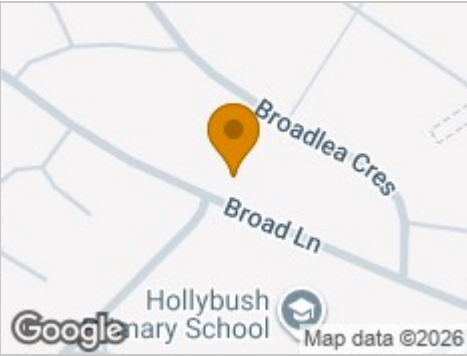
10'4" x 6'11" (3.16m x 2.13m)

BATHROOM

10'6" x 5'10" (3.21m x 1.79m)



Road Map



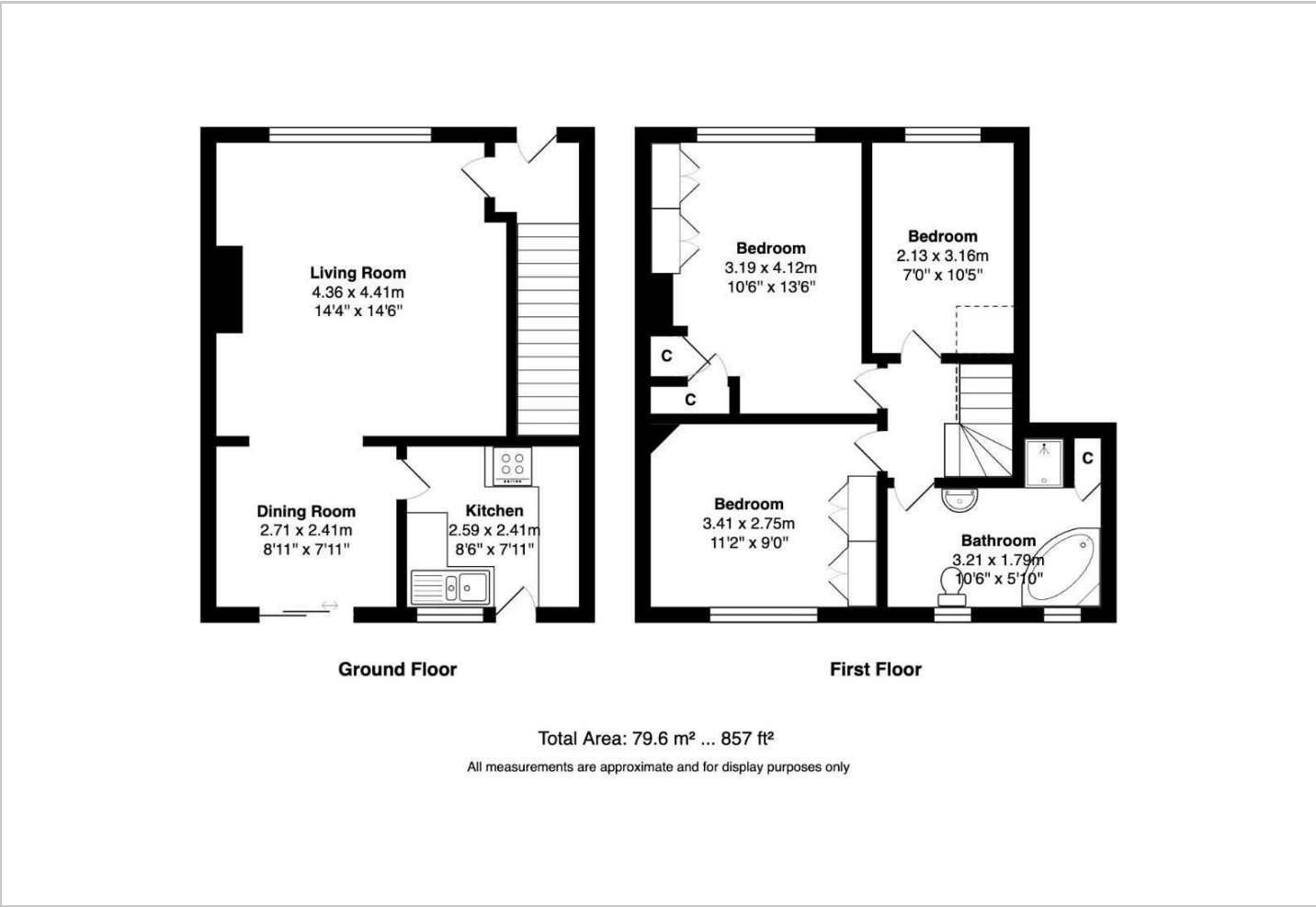
Hybrid Map



Terrain Map



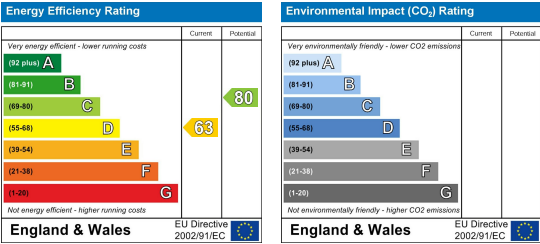
Floor Plan



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.