

3 Broadlands Gardens Leeds



**2 Bedroom Apartment
£140,000**

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
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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:



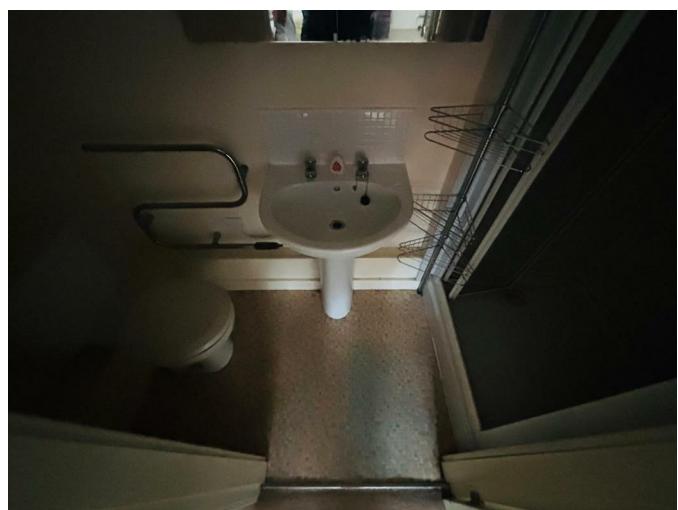
A range of fitted wall, drawer & base units, work surfaces, electric cooking hob with extractor fan above, built under electric oven / grill, built in Fridge / Freezer, plumbing for an automatic washer

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 panelled bath, low flush WC, wash basin, towel railing

TO THE OUTSIDE:**Parking Space:**

Externally, one allocated parking space visitor and resident parking is available..

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)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Floor Plan



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