



Broad Lane, Stanningley, Pudsey, LS28 6PD

welcome to

Broad Lane, Stanningley, Pudsey

This semi-detached home on Broad Lane offers three bedrooms, a gated driveway, a south-facing rear garden, a cosy lounge with a log burner, and a modern kitchen—an ideal blend of comfort and contemporary living.



Property Information

This attractive semi-detached property on Broad Lane offers three well-proportioned bedrooms, a gated driveway providing secure parking, and a beautifully maintained rear garden ideal for relaxing or entertaining. Inside, the home features a cosy lounge complete with a charming log burner, while the modern kitchen provides a stylish and practical space for everyday living. With its blend of character, comfort, and contemporary touches, this property presents an appealing opportunity for a variety of buyers.

Entrance Porch

The entrance porch features two double-glazed windows and laminate flooring.

Entrance Hall

The entrance hall includes carpeted flooring and a staircase leading to the first floor.

Lounge

12' 11" x 12' 5" (3.94m x 3.78m)

The lounge features laminate flooring, a log-burner fireplace with exposed brick, a double-glazed bay window to the front, and a radiator.

Kitchen Diner

15' 8" x 6' 3" (4.78m x 1.91m)

The kitchen diner includes an integrated washing machine, fridge freezer, oven with induction hob, and extractor fan, along with wall and base units topped with worktops, a stainless-steel sink and drainer, tiled splashback, a double-glazed window to the rear, double doors opening to the rear garden, and a radiator.

Landing

The landing has carpet flooring, a small loft hatch, a double-glazed window to the side, stairs leading to the ground floor, and access to all bedrooms and the bathroom.

Bedroom One

11' x 9' 8" (3.35m x 2.95m)

Bedroom One is a good-sized double with a double-glazed window to the front, carpet flooring, a large built in wardrobe and a radiator.

Bedroom Two

9' 8" x 8' 2" (2.95m x 2.49m)

Bedroom Two is a double room with a double-glazed window to the rear, carpet flooring, and a radiator.

Bedroom Three

8' 2" x 5' 9" (2.49m x 1.75m)

Bedroom Three is a single room with carpet flooring, a double-glazed window to the front, a radiator, and potential to be used as an office.

Bathroom

7' 2" x 5' 9" (2.18m x 1.75m)

The bathroom features a frosted double-glazed window to the rear, a bath with shower over, a heated towel rail, a built in cupboard for storage, tiled walls and flooring, a wash basin, and a WC.

Front Garden

The front garden offers a paved driveway with gated access, providing space for two cars, and is bordered by a hedge.

Rear Garden

The south-facing rear garden is fully enclosed with fenced borders and features a patio, a lawned area, built-in planters, a storage shed, and a pergola.

Parking

The property benefits from gated parking with space for two cars.



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Broad Lane, Stanningley, Pudsey

- 3 BEDROOMS
- GATED DRIVEWAY
- REAR GARDEN
- LOG BURNER
- MODERN KITCHEN

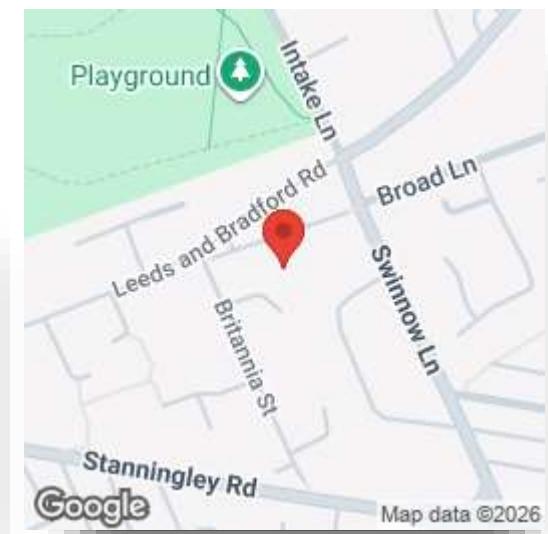
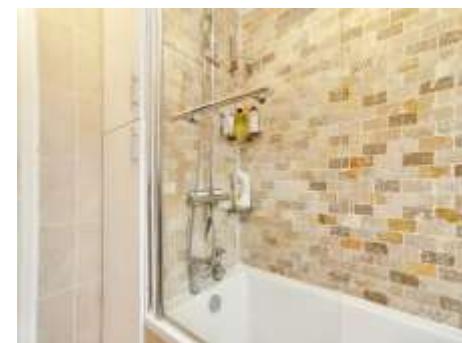
Tenure: Freehold

EPC Rating: C

Council Tax Band: A

offers over

£230,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PDY116519 - 0004

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