



**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.



**view this property online** [williamhbrown.co.uk/Property/PDY116519](http://williamhbrown.co.uk/Property/PDY116519)



**welcome to**

## **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**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PDY116519](http://williamhbrown.co.uk/Property/PDY116519)



Property Ref:  
PDY116519 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



**william h brown**



**0113 257 2014**



[Pudsey@williamhbrown.co.uk](mailto:Pudsey@williamhbrown.co.uk)



4-6 Church Lane, PUDSEY, West Yorkshire,  
LS28 7BD



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**