

HUNTERS®

HERE TO GET *you* THERE



Broadlands View

Pudsey, Leeds, LS28 9GF

Offers Over £120,000



Council Tax: B



12 Broadlands View

Pudsey, Leeds, LS28 9GF

Offers Over £120,000



- First floor flat
- Two double bedrooms
- En-suite bathroom
- Bay window views
- Intercom entrance phone
- Allocated parking space
- Electric heating
- Entrance hall storage
- Separate kitchen
- No chain involved

This first floor flat, ideal for first-time buyers and investors, offers two double bedrooms the main with en-suite, a bright reception room with valley views, a fully-equipped kitchen, and a bathroom, all in a sought-after location with excellent amenities, allocated parking. Vacant possession - no onward chain.

This well-presented first floor flat is now available for sale with no chain involved. It is in a good condition and is ideally located in a sought-after location, offering a plethora of amenities including public transport links, green spaces, walking and cycling routes. This property is perfect for first-time buyers and investors alike.

The property boasts TWO double bedrooms, one reception room, one kitchen, and a bathroom. The first bedroom is a generous double room with an EN-SUITE, presenting added convenience. The second bedroom is also a double room.

The LIVING room is a bright and comfortable space, featuring a bay window with excellent views of the valley, and opens directly into the kitchen, creating a warm, open, and social environment. The kitchen comes with ample storage units, a worktop with a sink, a built-in oven/hob, and space for a washer and an integrated fridge freezer.

The BATHROOM houses a white suite, adding a touch of elegance to the space. The flat is also equipped with electric heating, providing a cosy atmosphere during those cooler months.

The allocated parking space offers convenience for car owners. Another unique feature is the entrance hall with a built-in storage cupboard and an intercom entrance phone, ensuring safety and extra storage space.

Enjoy the tranquil valley views from the comfort of your new home. Don't miss this opportunity to invest in a property that ticks all the boxes.

The well-regarded Historic Pudsey area, with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.

Tel: 0113 257 6198

HALLWAY

LIVING ROOM

17'8" x 13'0" (5.41 x 3.97)

KITCHEN

9'9" x 8'11" (2.98 x 2.74)

BEDROOM ONE

12'4" x 10'7" (3.77 x 3.25)

EN-SUITE

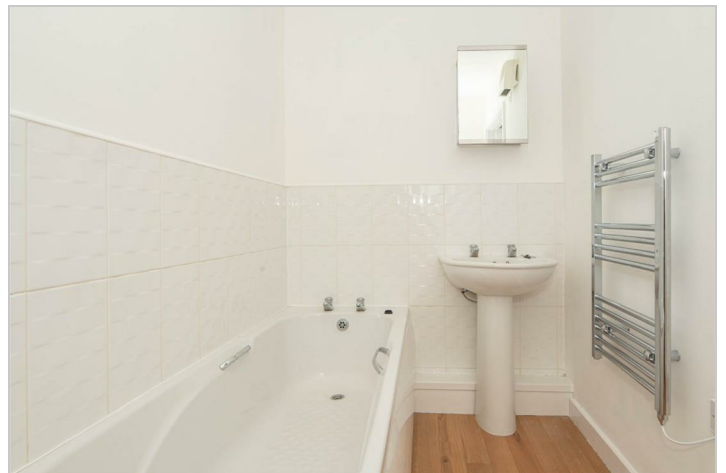
8'0" x 3'2" (2.46 x 0.98)

BEDROOM TWO

9'9" x 9'0" (2.98 x 2.75)

BATHROOM

8'5" x 5'4" (2.57 x 1.64)



Road Map



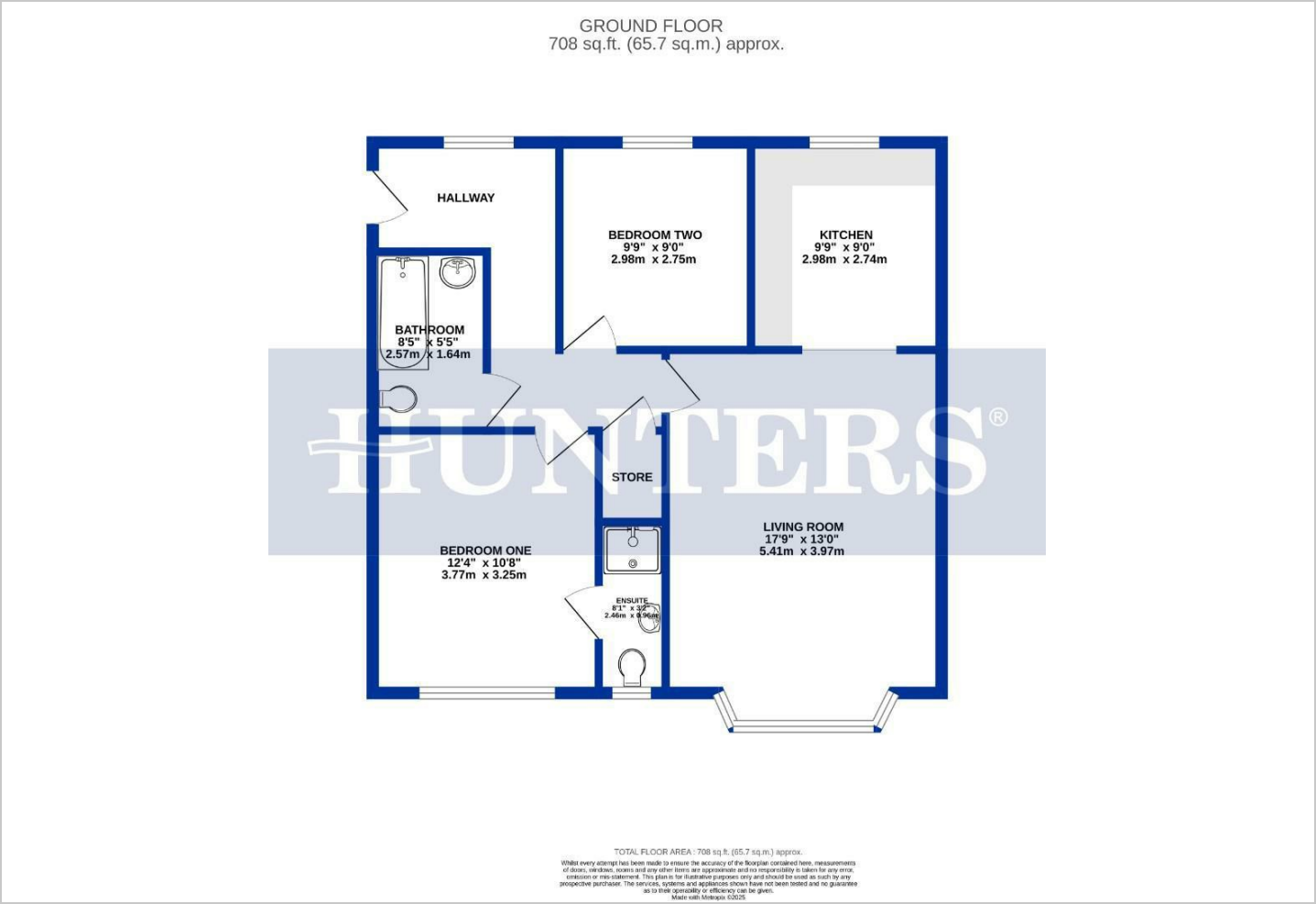
Hybrid Map



Terrain Map



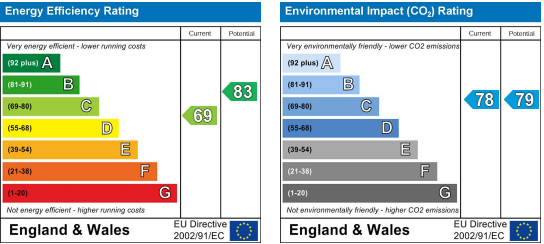
Floor Plan



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.