

HUNTERS®

HERE TO GET *you* THERE



Broadlands Avenue

Pudsey, LS28 9GB

£350,000



Council Tax: D



12 Broadlands Avenue

Pudsey, LS28 9GB

£350,000



- Versatile 4+ bedroom home set three floors
- Positioned opposite green space with attractive park views
- Immaculate, move-in-ready condition
- Open-plan kitchen-diner with integrated appliances
- Bay-fronted living room with plush carpets
- Principal suite with dressing room & ensuite
- Versatile study/fifth bedroom
- New boiler as of 2023 and under warranty
- Low-maintenance garden with decking & garage
- Fitted wardrobes and quality carpets throughout

Presenting this spacious 4+ bedroom home with an additional study, set on a modern development in Pudsey and ideally suited to families seeking space, comfort and convenient access to local amenities.

Positioned opposite a green space, the property enjoys pleasant park views from the front and is presented in immaculate, move-in-ready condition. Arranged over three floors, it offers flexible and well-balanced accommodation throughout, ideal for a variety of living arrangements.

A separate front living room features a bay window overlooking the park, allowing for plenty of natural light, complemented by neutral décor and a decorative electric fire that creates a welcoming setting. The living room, along with all bedrooms, is finished with a super-soft charcoal carpet, reflecting a no-expense-spares approach to comfort and quality.

To the rear, the open-plan kitchen-diner serves as the focal point of the home. Contemporary navy shaker-style units are paired with contrasting white worktops and a herringbone-style floor. Integrated appliances include a fridge-freezer and oven, while a breakfast bar and designated dining area provide a practical space for everyday living and entertaining. A boiler installed in 2023, and still under warranty, offers added peace of mind and efficiency. Doors open onto a low-maintenance rear garden with raised decking, suitable for outdoor dining and family use. A garage offers additional storage or parking.

The top floor is dedicated to the principal suite, comprising a spacious bedroom which currently accommodates a super king bed, a separate dressing area, and a generous ensuite shower room, thoughtfully arranged for ease of use. An additional double bedroom on this level benefits from a rear outlook, fitted wardrobes and a neutral finish, further highlighting the home's adaptable layout.

On the first floor, there are two further double bedrooms. One overlooks the rear garden and includes fitted wardrobes, while the other is positioned at the front with park views and its own ensuite shower room, making it ideal for guests or older children. The family bathroom is fitted with a modern suite, including a bath with over-bath shower, vanity sink, heated towel rail and frosted window.

In addition to the four principal bedrooms, there is a separate study room, offering a highly versatile space ideal for those working from home, with flexibility to adapt to a range of uses if required. With hardwood flooring and a fitted wardrobe, this room further enhances the overall practicality of the home.

With an EPC rating of C and consistent, high-quality finishes throughout, the property offers an efficient and comfortable living environment.

Pudsey town centre is within easy reach, offering a range of shops, cafés and everyday amenities, as well as access to local schools. New Pudsey railway station provides regular services to Leeds and Bradford, with nearby bus routes also serving the area. Nearby parks and green spaces provide excellent opportunities for outdoor recreation for families.

Tel: 0113 257 6198

KITCHEN/DINER

23'7" x 9'2" (7.20m x 2.81m)

LIVING ROOM

14'11" x 13'1" (4.56m x 4.01m)

WC

6'5" x 4'9" (1.97m x 1.45m)

BEDROOM

11'1" x 10'1" (3.40m x 3.09m)

BEDROOM

11'8" x 9'4" (3.58m x 2.87m)

EN-SUITE

7'4" x 4'1" (2.26m x 1.27m)

STUDY / BEDROOM FIVE

10'5" x 10'1" (3.19 x 3.09m)

BEDROOM

9'10" x 8'6" (3.00m x 2.60m)

BATHROOM

10'0" x 5'9" (3.07m x 1.76m)

BEDROOM

13'1" x 12'2" (4.01m x 3.73m)

DRESSING ROOM

EN-SUITE

8'9" x 6'4" (2.67m x 1.94m)



Road Map



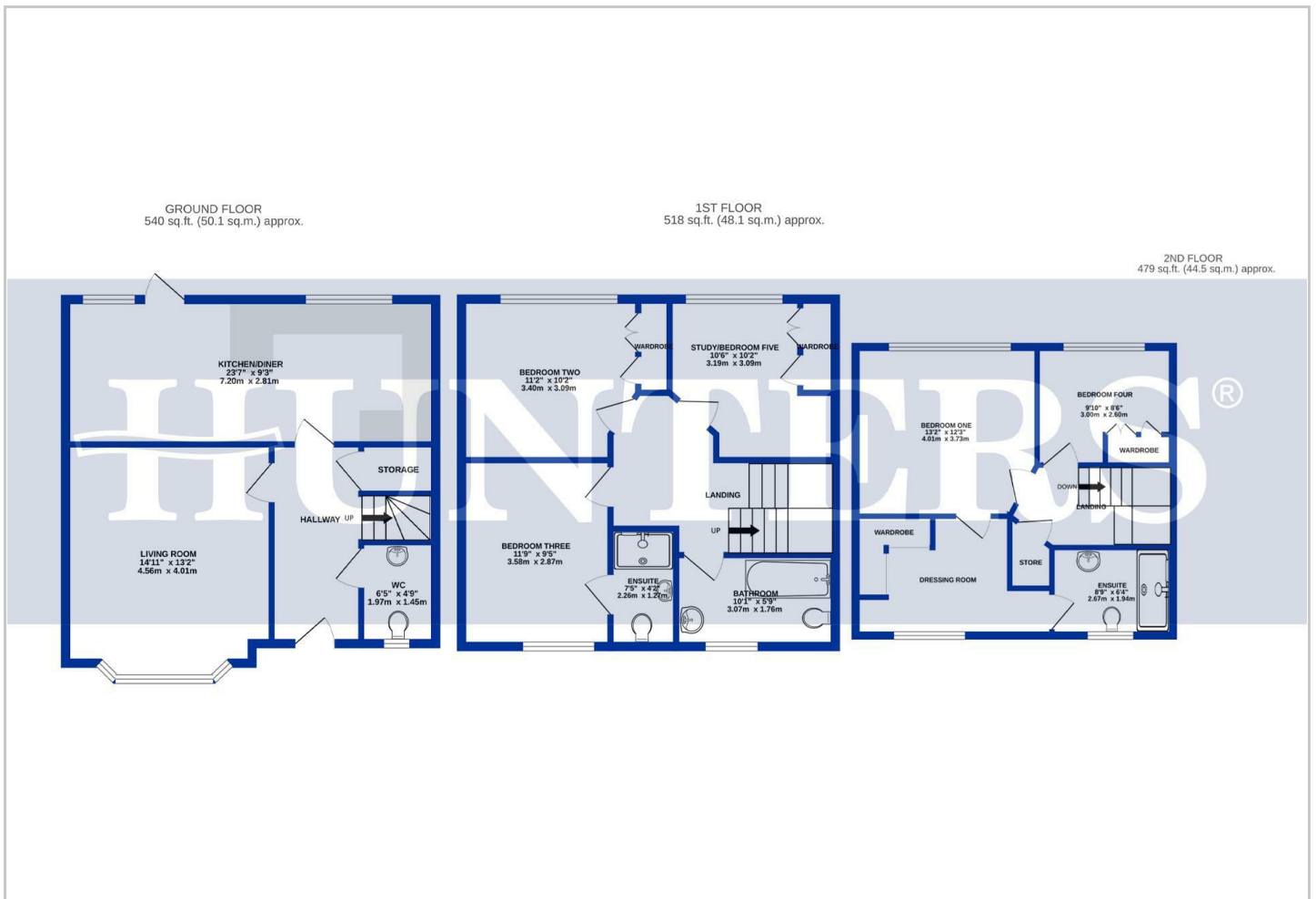
Hybrid Map



Terrain Map



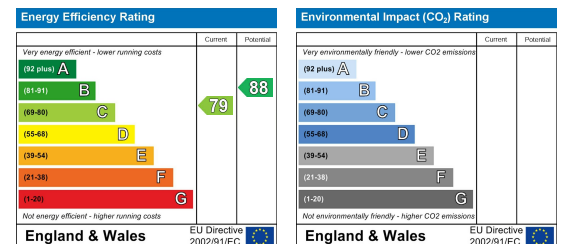
Floor Plan



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.

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