



HomeBuyers

PROPERTY SERVICES

BROADLANDS GARDENS, PUDSEY LS28 9GD

£139,999



BRIEFLY COMPRISING

Reception Hall. Living Room. Dining Area. Open Plan Kitchen. Two Double Bedrooms. En Suite Shower Room. Bathroom.

LOCATION

Good access to Pudsey town centre amenities, parks, golf courses, country walks, supermarkets, cafes, pubs, bars and restaurants, leisure centres, swimming pool, schools, the Aire valley with canalside walks and nature reserve, The Owlcotes Retail Centre with Asda and M&S, and commuting to Leeds and Bradford by car, bus and train via the nearby Leeds Ring Road and two railway stations.

DIRECTIONS

From our Pudsey office, turn left on Lidget Hill and immediately left again at the traffic lights on to Lowtown. At the next traffic lights, turn right on to Kent Road. Turn second left on to Broadlands Avenue and then second left again into Broadlands Gardens where the property is located on the right and may be identified by the HomeBuyers For Sale board.

TENURE

125 year long leasehold from 2007 with c. 111 years remaining. Service charge c. £623 p.a. Building insurance c. £384 p.a. Ground rent c. £256 p.a.

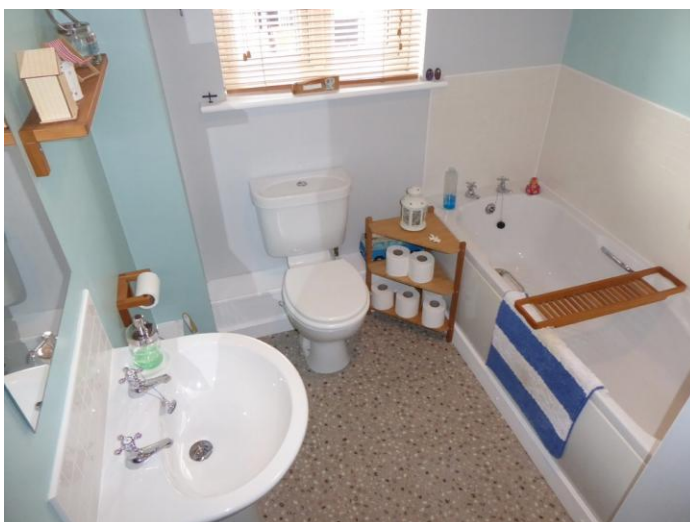
COUNCIL TAX BAND

B

DISCLAIMER

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeBuyers.





GENERAL DESCRIPTION SPACIOUS CONTEMPORARY STYLED SECOND FLOOR APARTMENT ** TWO DOUBLE BEDROOMS (ONE with EN SUITE SHOWER ROOM, TWIN HEAD MAINS SHOWER) ** STYLISH CO-ORDINATING NEUTRAL DECOR & OAK STYLE LAMINATE FLOORING ** GENEROUSLY PROPORTIONED ACCOMMODATION of c. 750 sq.ft. ** LARGE BAY FRONTED LIVING ROOM & OPEN PLAN DINING AREA ** MODERN FITTED BEECH STYLE KITCHEN with GREY STONE STYLE WORKTOPS & UPSTANDS, STAINLESS STEEL 1.5 BOWL SINK, INTEGRAL FRIDGE & FREEZER, STAINLESS STEEL ELECTRIC FAN ASSISTED OVEN & ELECTRIC HOB with STAINLESS STEEL SPLASHBACK & EXTRACTOR HOOD, CUTLERY DRAWER & PAN DRAWERS, PLUMBING for WASHING MACHINE, MOSAIC TILED EFFECT VINYL FLOORING ** MODERN WHITE BATHROOM with HEATED TOWEL RAIL, EXTRACTOR, PEBBLED STYLE FLOORING ** WOODED OUTLOOK ** ELECTRIC WALL PANEL HEATING & UNVENTED CYLINDER HOT WATER ** WHITE GEORGIAN STYLE UPVC DOUBLE GLAZING ** DOOR ENTRY INTERCOM PHONE ** DESIGNATED PARKING ** SHARED BRINDLED HERRINGBONE PAVER SETT APPROACH ROAD ** EXTENSIVE ATTRACTIVE COMMUNAL LAWNED & SHRUBBERY GARDENS ** LONG DISTANCE VIEWS TOWARDS LEEDS CITY CENTRE ** RESIDENTIAL CUL DE SAC LOCATION ** CONVENIENT for ALL LOCAL AMENITIES & TRAVEL to LEEDS & BRADFORD by CAR, BUS & TRAIN ** OF PARTICULAR INTEREST to DISCERNING FIRST TIME BUYERS & PROFESSIONAL COUPLES SEEKING WELL PROPORTIONED & STYLISHLY PRESENTED ACCOMMODATION in AN ATTRACTIVE & ADVANTAGEOUS LOCATION.

ACCOMMODATION COMPRISES

RECEPTION HALL

14' 2" x 9' 3" (4.32m x 2.82m) max



LIVING ROOM

13' 7" x 12' 6" (4.14m x 3.81m) max





DINING AREA
9' 8" x 9' 3" (2.95m x 2.82m)



OPEN PLAN KITCHEN
9' 3" x 8' 10" (2.82m x 2.69m)

DOUBLE BEDROOM 1

14' 4" x 9' 4" (4.37m x 2.84m) max

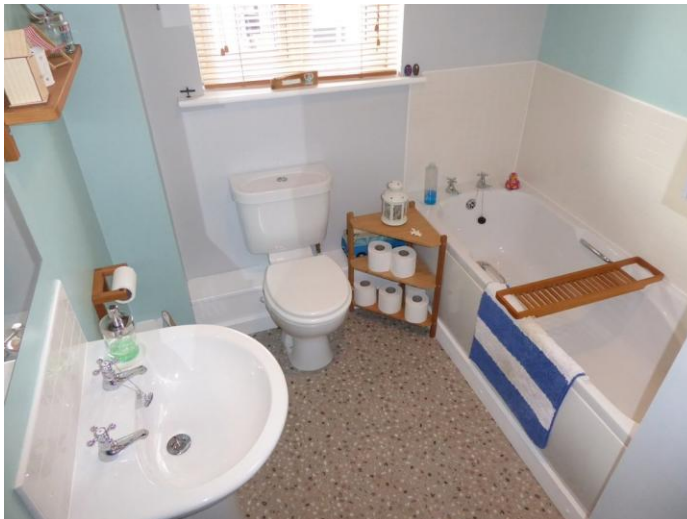


EN SUITE SHOWER ROOM
8' 3" x 3' 2" (2.51m x 0.97m)



DOUBLE BEDROOM 2
10' 9" x 8' 2" (3.28m x 2.49m)





BATHROOM

8' 3" x 6' 10" (2.51m x 2.08m) max



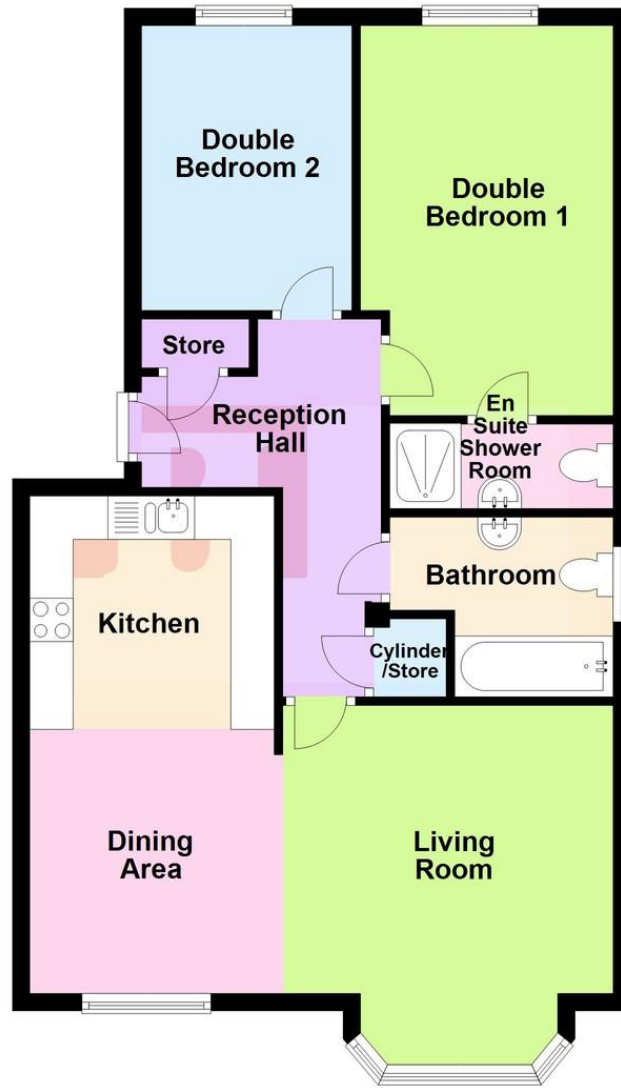
SHARED ENTRANCE LOBBY, STAIRCASES AND
LANDINGS

EXTERIOR

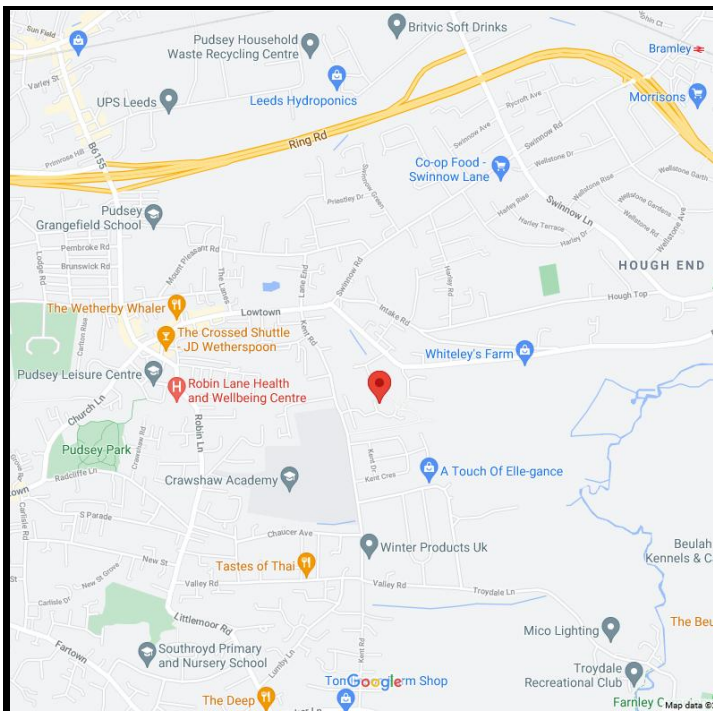


Floor Plan

Approx. 69.6 sq. metres (748.9 sq. feet)



Total area: approx. 69.6 sq. metres (748.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

9.00am – 5.30pm

9.00am – 4.00pm

Closed

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