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**LINLEY &  
SIMPSON**



## **BROADLANDS GARDENS, PUDSEY, LEEDS, LS28 9GD**

A spacious and beautifully presented large ground floor apartment in a favoured Pudsey development. Briefly comprising Entrance hallway, large open plan kitchen, lounge and diner, 2 double bedrooms, ensuite and bathroom, communal gardens and allocated parking. Ideal 1st purchase or investment.

**Guide Price £135,000**

This well proportioned modern ground floor apartment is located in a sought after development in the popular district of Pudsey. Offering easy access to local shops, schools, and services the property is close to local bus stops for easy access into the city centre.

Presented to an exceptionally high standard throughout the accommodation briefly comprises: communal entrance, entrance hallway, open plan kitchen/lounge/diner, master bedroom and ensuite, 2nd double bedroom and house bathroom. Externally there are communal gardens, an allocated parking space, bin stores and bike sheds.

Making an excellent first purchase, ideal investment or fabulous downsizing opportunity this property must be viewed to be fully appreciated.

## **GROUND FLOOR**

### **COMMUNAL ENTRANCE**

Entrance door, staircase leading to upper floor apartments and hallway leading to ground floor apartments.

### **ENTRANCE HALL**

Wood entrance door, security alarm panel, entry phone system handset, electric panel heater, doors leading to all rooms and deep storage cupboard housing hot water tank.

### **OPEN PLAN LOUNGE/KITCHEN/DINER**

#### **LOUNGE/DINING ROOM**

Double glazed bay window to rear, telephone point, television point, two electric panel heaters, laminate flooring and open to kitchen area.

### **KITCHEN AREA**

Modern fitted wall and base units with work surfaces over, breakfast bar, one and half bowl sink unit, built in electric oven and hob with extractor hood over, space for washing machine, integrated fridge freezer and double glazed window to rear.

### **BEDROOM ONE**

Double glazed bay window to rear and electric panel heater.

### **ENSUITE SHOWER ROOM**

Three piece suite comprising double step in shower cubicle, low level WC, pedestal hand wash basin, tiled walls, electric panel heater, extractor fan and heated towel rail.

### **BEDROOM TWO**

Double glazed window to rear and electric panel heater.

### **BATHROOM**

White three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low level WC, tiled flooring, part tiled walls, extractor fan and heated towel rail.

## **OUTSIDE**

### **COMMUNAL GARDENS**

Laid mainly to lawn with allocated parking space, bicycle shed and bin stores.







Total Area: 71.0 m<sup>2</sup> ... 764 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	63		66
	78		65
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

#### Additional Information

**AGENTS NOTE:** We are advised that the property is leasehold with a 125 year lease commencing Jan 2005. There was a maintenance cost for the period of Feb 2017 to July 2017 of £61.78. There is an annual ground rent charge of £227.44 (+ £41.62) and a annual service charge of £650.34. A buyer is advised to confirm these details via their solicitor.

#### AGENTS NOTES:

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