



Broad Lane, Leeds, LS13 2AH

£540,000

HUNTERS[®]
EXCLUSIVE



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Proud to present this ONE-OF-A-KIND RESIDENCE, tucked away in a private and hidden location off Broad Lane. This gorgeous property offers a SUBSTANTIAL accommodation and it's nothing short of immaculate. With an extensive PRIVATE DRIVE leading to the front door, you're greeted by an entrance hall featuring a beautiful, tiled floor. This house has TWO grand reception rooms, a lovely OPEN-PLAN kitchen, FOUR well-sized bedrooms, and THREE bathrooms.

Let's start with the reception rooms. The first one is a truly special EIGHT-METRE-long LIVING ROOM adorned with traditional coving, an eye-catching ceiling rose, plush carpets, and a multifuel LOG BURNER. The room is filled with dual aspect sunshine, creating a vibrant and cosy atmosphere. The second is a stunning DINING ROOM with a traditional fireplace. It offers ample space to accommodate family or could be converted into a playroom to cater to your needs.

The KITCHEN is a chef's dream with its lovely OPEN-PLAN design. It comes equipped with an integrated oven, microwave, dishwasher, and fridge. The gorgeous BELFAST SINK adds a touch of elegance, whilst offering a breakfast bar island for a light bite. A separate UTILITY and W/C, CELLAR storage add to the practicality of this home.

The FOUR BEDROOMS are grand in size. The main bedroom is a double room, bathed in natural light due to its dual aspect, and offers ENSUITE. The second bedroom, also a large double, has an ENSUITE SHOWER and a garden outlook. Bedrooms three and four are well-sized double rooms, offering versatile space for a DRESSING ROOM or STUDY space.

The THREE bathrooms are ultra practical. The main house bathroom features half height wood panelling with a fresh vibrant design, featuring a gorgeous FREESTANDING BATH. The ensuite for the main bedroom includes a heated towel rail and a tiled shower. The third bathroom is super handy with a shower and sink, perfect for busy families. There are also two additional W/Cs in the property, one being ground floor!

The property comes with plethora of unique features such as SOLAR PANELS, EV Charging, and a gorgeous CORNER PLOT GARDEN which is serves as private suntrap. It includes a PERGOLA, patio seating, and a boiler room for additional storage. Close to public transport links, nearby schools, and local amenities, this home is ideal for families. A viewing is HIGHLY recommended by the agent to see what this home has to offer!





ENTRANCE HALL

8'5" x 13'10"

LIVING ROOM

26'8" x 13'10"

DINING ROOM

12'11" x 13'10"

KITCHEN DINER

14'9" x 11'11"

UTILITY

7'11" x 8'3"

GROUND FLOOR W/C

LANDING

BATHROOM

7'8" x 9'4"



BEDROOM ONE

15'7" x 13'10"

BEDROOM ONE ENSUITE

3'11" x 10'0"

BEDROOM TWO

13'10" x 13'10"

BEDROOM TWO ENSUITE

4'8" x 4'0"

BEDROOM THREE

17'7" x 11'9"

BEDROOM FOUR

15'2" x 10'2"

FIRST FLOOR W/C

BOILER ROOM

7'8" x 10'3"

GARDENS & DRIVEWAY



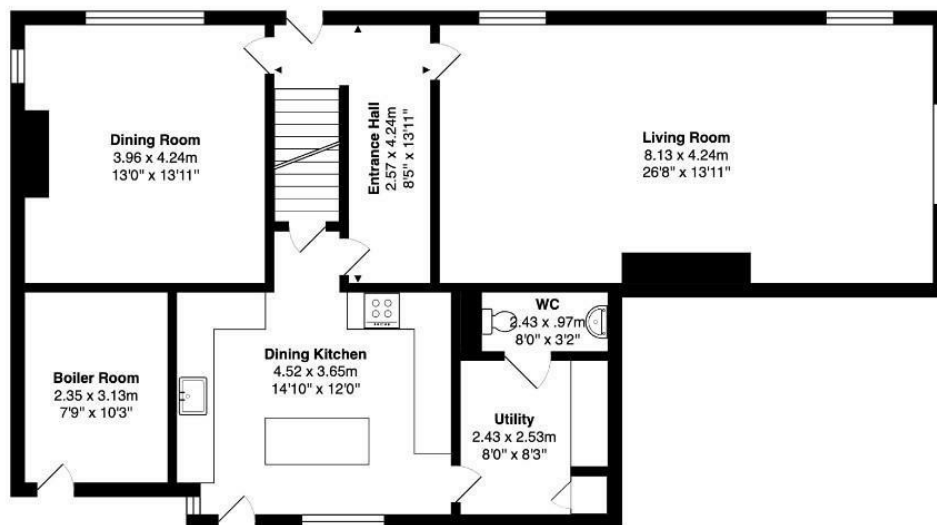


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

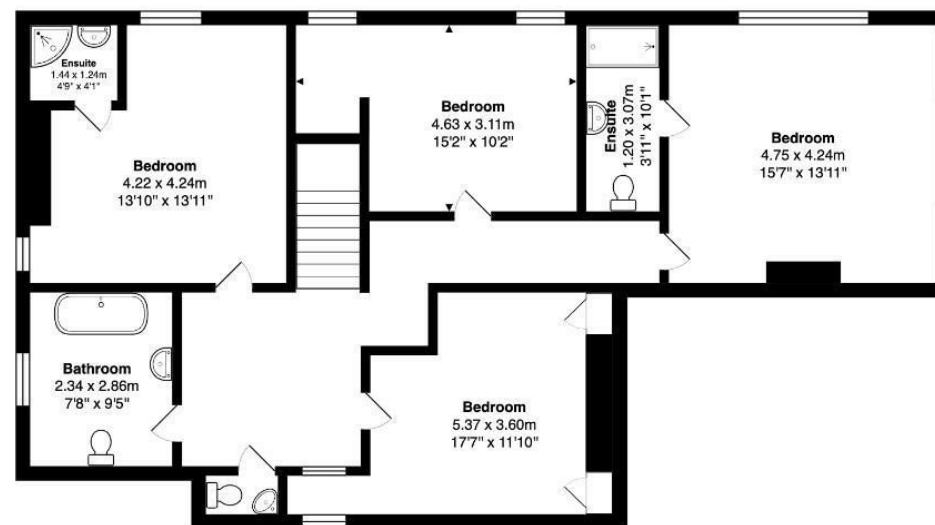
DISCLAIMER

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.

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Ground Floor



First Floor

Total Area: 196.6 m² ... 2116 ft²

All measurements are approximate and for display purposes only

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
0113 257 6198 | Website: www.hunters.com

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