

# HUNTERS®

HERE TO GET *you* THERE



## Broadlands Court

Leeds, LS28 9GE

Guide Price £110,000



Council Tax: B



# 44 Broadlands Court

Leeds, LS28 9GE

Guide Price £110,000



- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- First floor apartment
- Two double bedrooms
- Sought-after location
- Intercom entrance phone
- Nearby green spaces
- parking allocation

For Sale by Modern Auction – T & C's apply

Presenting this splendid first floor Apartment for sale, located in an extremely sought-after location. The property is in good condition, boasting a number of features that make it a highly desirable choice for first-time buyers, investors, and singles/couples alike.

As you enter the first-floor flat, you're greeted by an intercom entry phone, ensuring your utmost security and useful built in cloaks and cylinder cupboards. The property is conveniently offered with no chain involved, allowing for a smooth transaction. Additionally, the flat comes with a dedicated parking allocation.

The flat comprises of two DOUBLE sized bedrooms, a bathroom, a kitchen, and a reception room. The bedrooms are spacious, providing ample room for relaxation. The bathroom is fitted with a white suite, equipped with a screen & mains shower.

The KITCHEN is open plan from the living room, enhancing the overall sense of space within the flat. It consists of storage units/drawers, a built-in oven, hob, extractor, and space for a washer and fridge. The LIVING room, also open plan from the kitchen, features a laminated wood floor, a front bay window and is a generous size, perfect for entertaining or unwinding.

In terms of location, the property is ideally situated. Public transport links are easily accessible, and local amenities are nearby. The area boasts green spaces, walking routes, and cycling routes, providing a great balance between urban living and nature.

This property offers a unique opportunity to acquire a fantastic home in a vibrant location. It's perfect for those looking to invest or settle down in an area that offers both convenience and a touch of nature.

The 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.

#### AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Tel: 0113 257 6198

## HALLWAY

## LIVING ROOM/KITCHEN

20'4" x 13'3" (6.20 x 4.04)

## BEDROOM ONE

12'11" x 12'4" (3.94 x 3.76)

## BEDROOM TWO

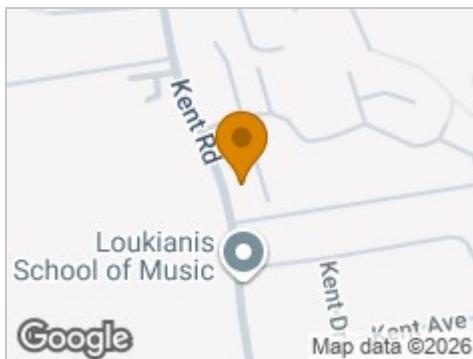
10'4" x 7'5" (3.15 x 2.28)

## BATHROOM

7'9" x 7'2" (2.37 x 2.20)



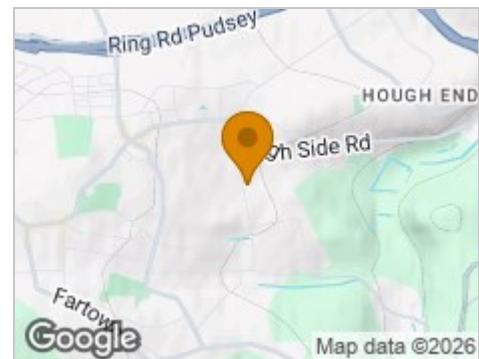
## Road Map



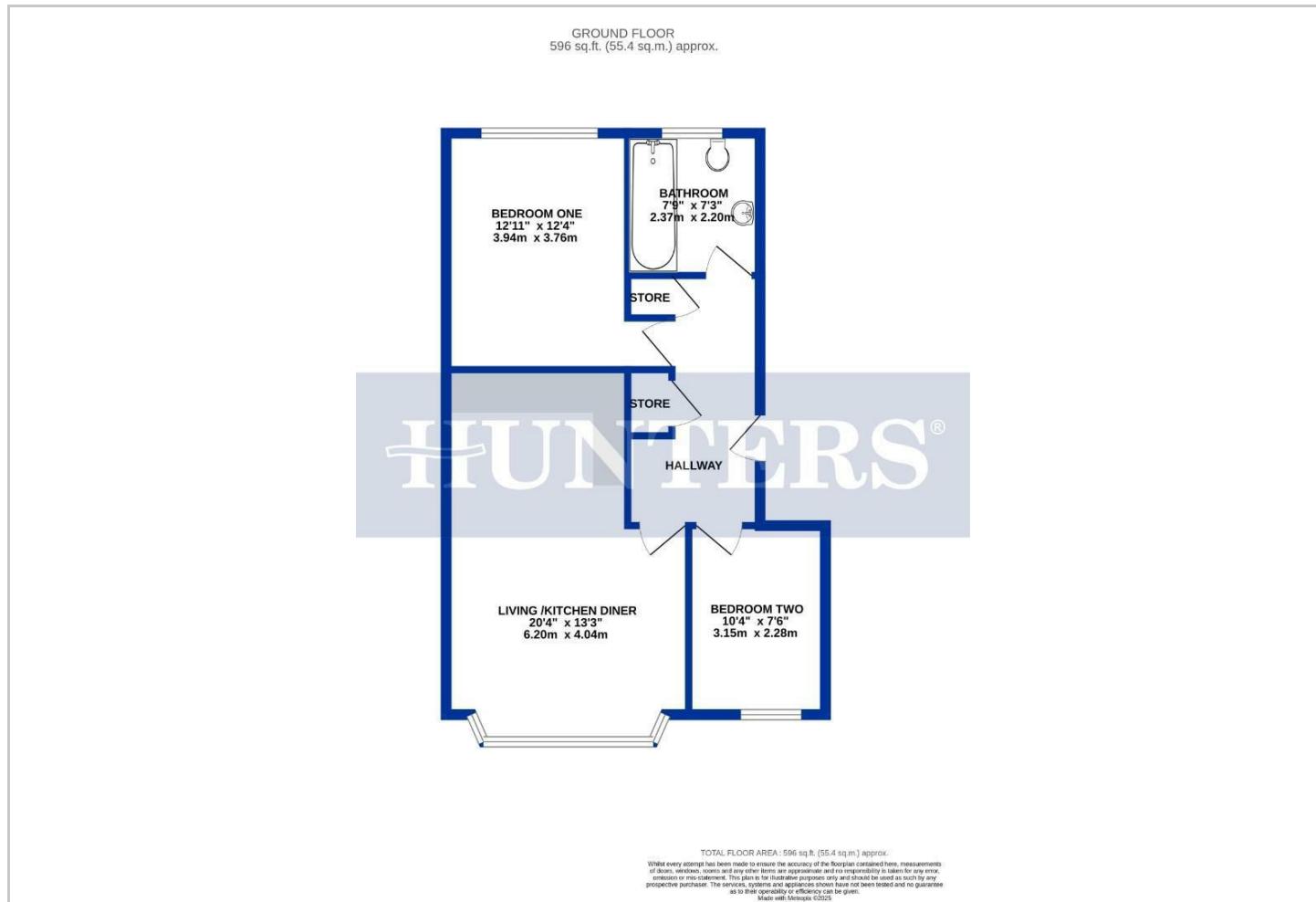
## Hybrid Map



## Terrain Map



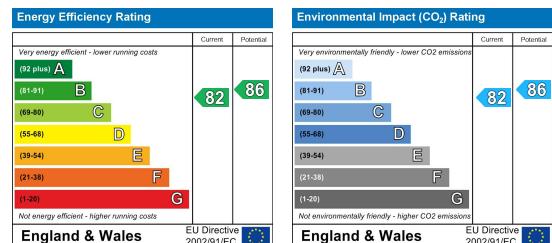
## Floor Plan



## 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.