

HUNTERS[®]

HERE TO GET *you* THERE



Broadlands Avenue

Pudsey, LS28 9GB

£290,000



Council Tax: C



17 Broadlands Avenue

Pudsey, LS28 9GB

£290,000



- THREE DOUBLE BEDROOMS
- EN-SUITE AND DOWNSTAIRS WC
- MOVE IN READY
- POPULAR SOUGHT AFTER LOCATION
- CARPORT TO REAR OF PROPERTY
- DELIGHTFUL REAR GARDEN
- KITCHEN / DINER

Broadlands Avenue enjoys an enviable position close to Pudsey town centre, one of West Leeds' most popular and well-connected locations. Residents benefit from a wealth of amenities right on their doorstep, including a variety of shops, supermarkets, cafés, restaurants, healthcare facilities, leisure centres, and highly regarded schools. For commuters, the location is particularly appealing, offering excellent public transport links, nearby rail stations, convenient road connections into Leeds and Bradford city centres, and easy access to the motorway network for travel further afield.

Combining convenience with a strong sense of community, Pudsey continues to be a favourite choice for buyers at every stage of life.

Upon entering the property, you are welcomed into a spacious entrance hallway which immediately creates a sense of space and practicality. There is a useful storage cupboard along with a convenient ground floor WC, ideal for modern family living.

Positioned at the front of the property is the modern kitchen and dining room, a fantastic space designed for both everyday living and entertaining. The kitchen offers a good range of wall and base units together with ample work surface space, while the dining area enjoys pleasant views over the attractive communal grounds. Whether enjoying breakfast before work or gathering with family and friends for dinner, this bright and welcoming room provides the perfect setting.

To the rear of the property is the generous lounge, offering a comfortable and relaxing space to unwind. Flooded with natural light, this inviting room enjoys direct access to the rear garden through double French doors, creating a wonderful connection between the indoor and outdoor spaces. During the warmer months, the garden becomes a natural extension of the living area, making it ideal for entertaining, family gatherings, or simply enjoying a peaceful evening outdoors.

The first floor offers two well-proportioned double bedrooms, both beautifully versatile and able to adapt to a variety of needs. One room is currently utilised as a home office, demonstrating the flexibility of the accommodation for modern lifestyles, remote working, guest accommodation, or children's bedrooms.

Serving this floor is a stylish house bathroom fitted with a modern white suite comprising a jacuzzi bath with shower over, wash basin, WC, and heated towel rail. The bathroom provides the perfect place to relax and unwind after a busy day.

Occupying the entire second floor is the impressive principal bedroom suite with stunning views. This spacious retreat offers a wonderful sense of privacy, creating a peaceful haven away from the rest of the home. The bedroom is complemented by its own modern en-suite shower room featuring a shower enclosure, wash basin, and WC, adding both practicality and convenience.

Externally, the front is a low-maintenance with attractive planting and paved pathway creating an appealing approach to the home. The fully enclosed rear garden offers an excellent outdoor space for both adults and children to enjoy, featuring a lawned garden and stone patio area that is perfect for outdoor dining, summer barbecues, entertaining guests, or simply relaxing in the sunshine. There is also ample space to the side of the property, ideal for additional storage or the addition of a garden shed.

Steps from the rear garden lead directly to the timber-framed carport, providing valuable off-street parking and adding further practicality to this already impressive home.

Offering spacious accommodation across three floors, flexible living space, private gardens, off-street parking, and a fantastic location close to everything Pudsey has to offer, this wonderful home ticks all the boxes for modern living.

Viewing is highly recommended to fully appreciate the size, layout, and lifestyle opportunity on offer. This could be the perfect place to call home.

Tel: 0113 257 6198

DINING KITCHEN

14'6" x 9'9" (4.44m x 2.99m)

LIVING ROOM

16'9" x 12'0" (5.13m x 3.66m)

WC

5'9" x 2'7" (1.76m x 0.79m)

BEDROOM

11'5" x 10'1" (3.50m x 3.09m)

BEDROOM

10'5" x 9'4" (3.19m x 2.87m)

BATHROOM

6'10" x 6'6" (2.10m x 2.00m)

BEDROOM

16'10" x 13'2" (5.14m x 4.03m)

EN-SUITE

6'11" x 5'2" (2.12m x 1.59m)



Road Map



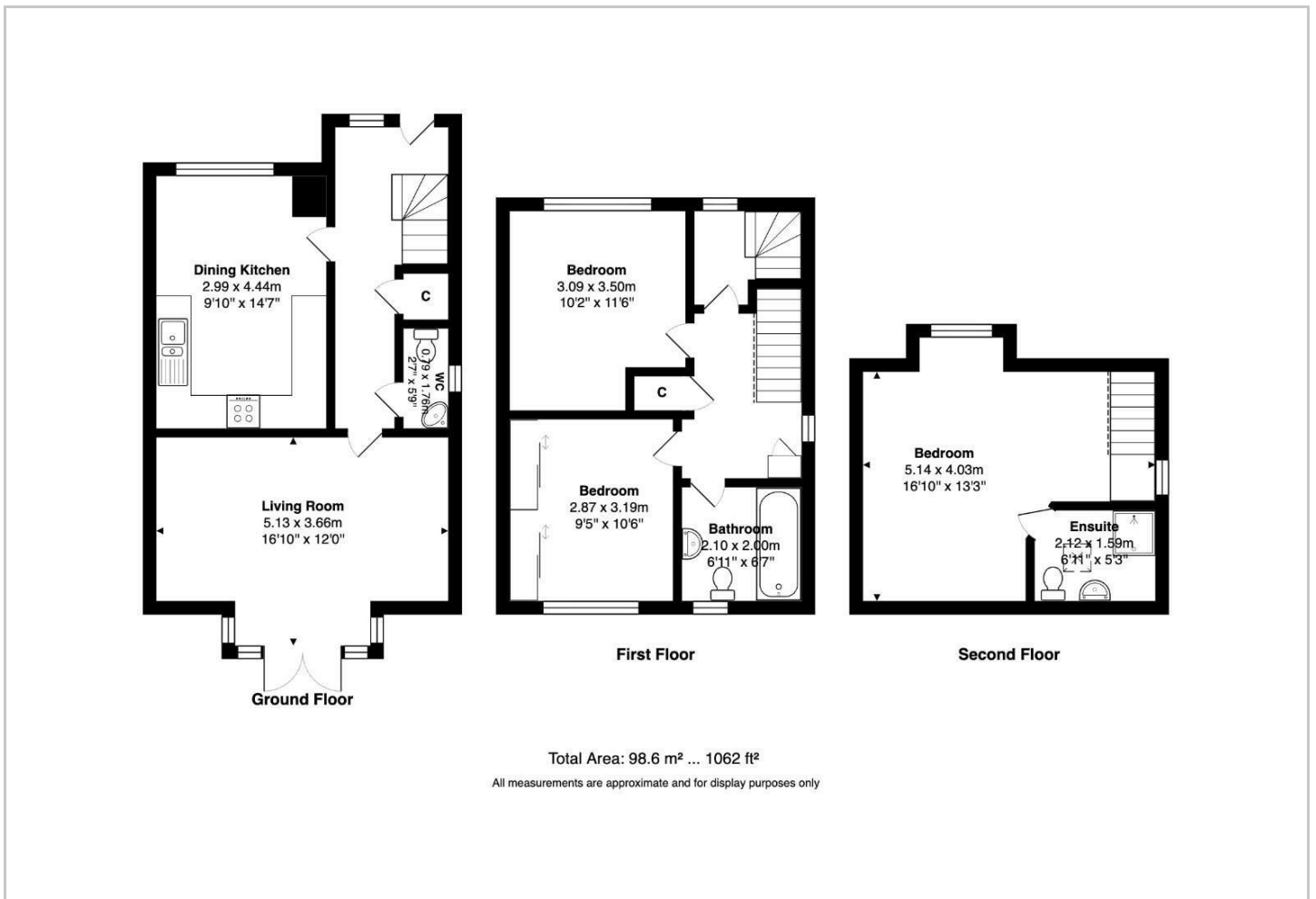
Hybrid Map



Terrain Map



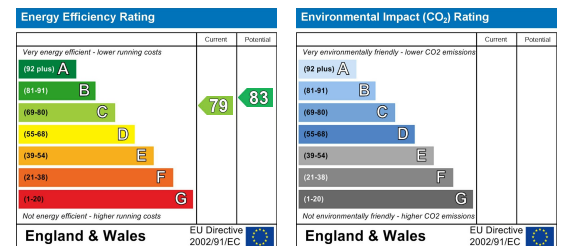
Floor Plan



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.