

# HUNTERS®

HERE TO GET *you* THERE



## Broadlands View

Pudsey, LS28 9GF

£129,995



Council Tax: B



# 11 Broadlands View

Pudsey, LS28 9GF

£129,995



- Superb top-floor apartment
- Two double bedrooms
- Breath-taking views
- Contemporary finish throughout
- Excellent Pudsey location
- Fresh bathroom suite
- Blank canvas for personalisation
- Allocated and visitor parking
- Communal gardens
- Ideal for first-time buyers and investors!

Welcome to this IMMACULATE two-bedroom apartment, perfectly situated to take advantage of excellent public transport links, local amenities, green spaces, and scenic walking routes. With BREATH-TAKING VIEWS right from your window, this is a wonderful opportunity for first-time buyers, investors, or couples looking for a blend of comfort and convenience.

Step inside to a friendly and inviting OPEN-PLAN reception room, seamlessly connected to a modern kitchen. Enjoy the plush carpet underfoot and plenty of natural light streaming in through the charming bay window, which also offers beautiful vistas. The reception room provides ample space for family gatherings while maintaining enough separation for flexibility with your layout. The KITCHEN boasts a modern design with an integrated oven and fridge freezer, making meal preparation a joy. Gaze out at the amazing views as you cook or entertain.

Both BEDROOMS are generously sized DOUBLES, each offering excellent scope for personalisation to suit your needs. The main bedroom currently houses a super king bedroom with ample space for a desk or additional furniture, making it ideal for those working from home or seeking a peaceful retreat. The second bedroom houses a double bed and is equally versatile—perfect as a guest room, stylish HOME OFFICE, or cosy second bedroom, all while benefiting from plush carpeting and natural light.

The BATHROOM is fresh and inviting, featuring a three-piece white suite including a bath with an over-shower and an extractor fan.

Further highlights include updated radiators, LOFT access, an ALLOCATED PARKING spot, and access to communal gardens. There's even an external bike store for cycling enthusiasts.

Set within Council Tax Band B and boasting a respectable EPC rating of C, this STYLISH apartment is ready to welcome you home and won't be around long - Book a viewing today to make it yours!

Tel: 0113 257 6198

COMMUNAL ENTRANCE

ENTRANCE HALL

LIVING ROOM

11'8" x 14'7" (3.56 x 4.46m)

KITCHEN

15'8" x 5'7" (4.78 x 1.71m)

BEDROOM ONE

10'6" x 13'3" (3.22 x 4.04m)

BEDROOM TWO

8'3" x 9'6" (2.52 x 2.91m)

BATHROOM

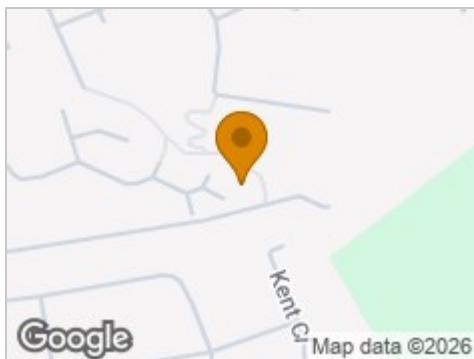
7'1" x 5'8" (2.18 x 1.74m)

ALLOCATED PARKING X1

COMMUNAL GARDENS



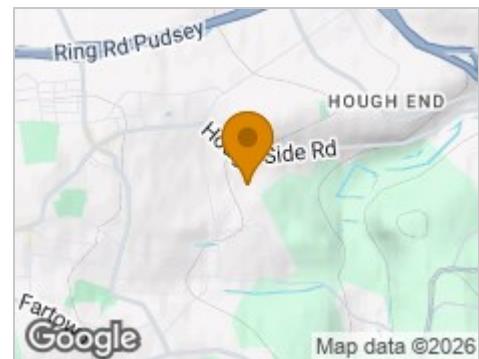
## Road Map



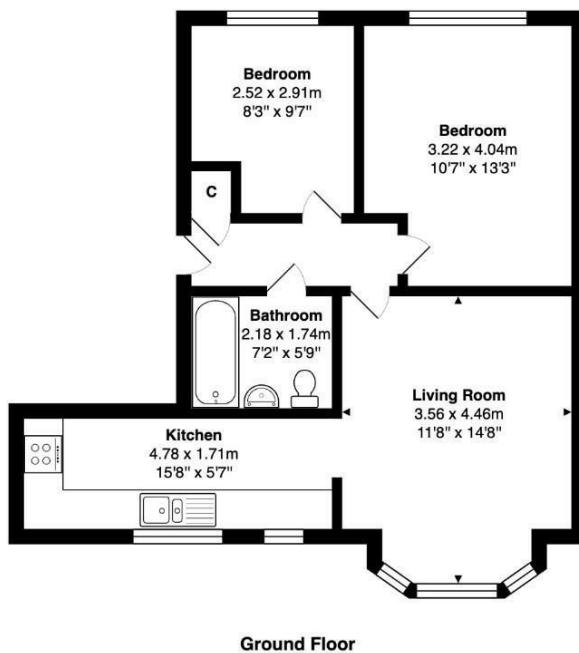
## Hybrid Map



## Terrain Map



## Floor Plan



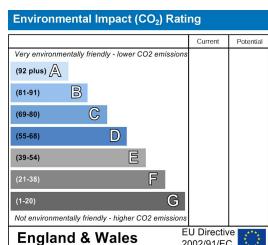
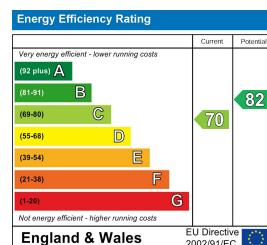
Total Area: 52.3 m<sup>2</sup> ... 563 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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.