

# HUNTERS®

HERE TO GET *you* THERE



## Broadlands View

Pudsey, LS28 9GF

£140,000



Council Tax: B



# 7 Broadlands View

Pudsey, LS28 9GF

£140,000



- Ground floor apartment
- Two generous sized Bedrooms
- Popular location
- Allocated parking
- Bay window views
- Electric heating
- Communal gardens
- Double glazing
- Integrated kitchen appliances
- No chain involved

Now offered for sale with NO CHAIN involved is this well-maintained, two bedroom ground floor flat in a popular location. Ideally suited for first-time buyers, as well as couples and singles, the property enjoys good transport links, proximity to local schools, green spaces, walking and cycling routes.

The flat is in good condition, offering a warm and welcoming living environment with electric heating and double glazing throughout. As you step inside, you are greeted by the entrance hall with intercom phone and built in cupboard space, separate reception room, featuring a bay window that affords pleasing views.

The property boasts TWO bedrooms. The main bedroom is a generous double, while the second bedroom, could also function as a home office.

The KITCHEN comes equipped with ample storage units and an integrated oven/hob, with space available for a washer. A BATHROOM with a white suite, mains shower, and a tiled floor completes the internal accommodation.

Externally, the property benefits from a parking allocation and the use of communal gardens. These outdoor spaces provide an excellent setting for relaxation, while the parking allocation adds an extra layer of convenience for residents.

The flat also offers some unique features, such as nice views from the windows and the advantage of being on the ground floor, which allows easy access.

The well-regarded 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.

## ENTRANCE HALL

### LIVING ROOM

14'2" x 11'8" (4.32m x 3.581m)

### KITCHEN

16'0" x 6'2" (4.88m x 1.90m)

### BEDROOM ONE

13'4" x 10'8" (4.07m x 3.27m)

### BEDROOM TWO

9'5" x 8'3" (2.89m x 2.54m)

### BATHROOM

7'6" x 5'4" (2.30m x 1.64m)



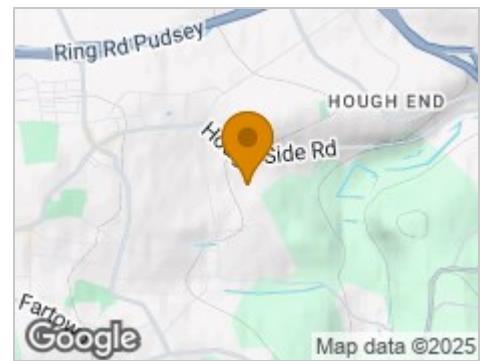
## Road Map



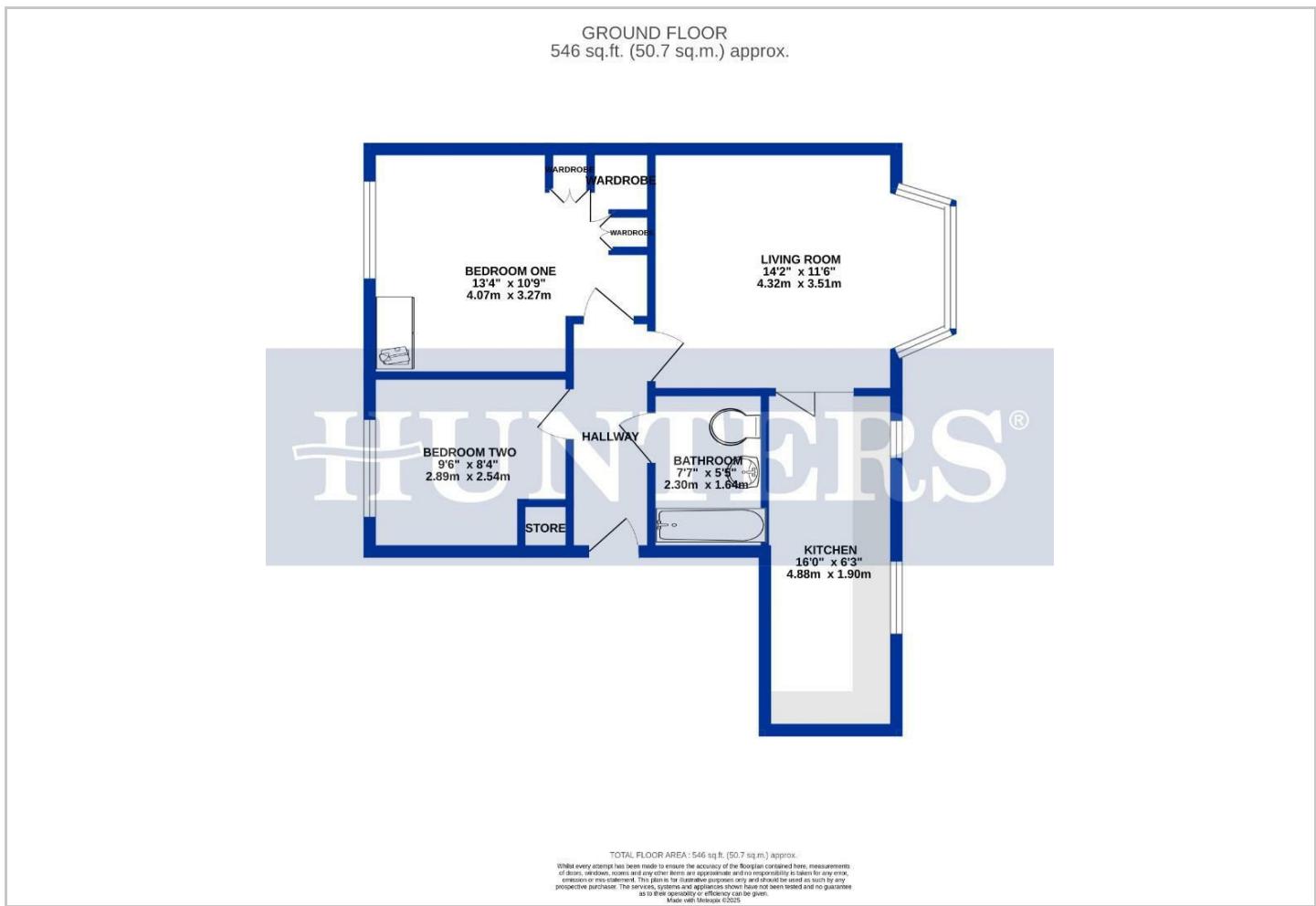
## Hybrid Map



## Terrain Map



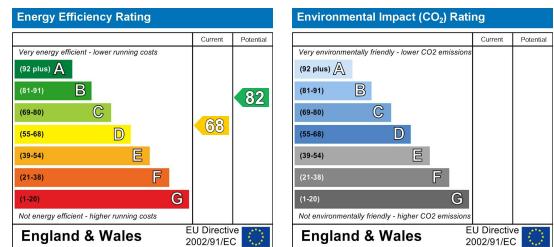
## Floor Plan



## 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.