



RESIDENTIAL



## 250 Broad Lane, Bramley, Leeds, LS13 2LA

Guide price £380,000

- Commercial property with separate accommodation
- Self-contained living space, ideal for owner/operator or staff
- Five Bedroom accommodation
- Fully fitted unit, ready for immediate operation (turnkey)
- Highly prominent trading position on a commanding main road

# 250 Broad Lane, Leeds LS13 2LA

A rare opportunity to acquire a former takeaway with a substantial five bedroom house next door. offering excellent potential for owner occupiers or investors, subject to the necessary consents.

The ground floor commercial unit occupies a prominent position on Broad Lane, benefiting from strong visibility and and footfall in a prime location.

The residential offers separate self contained residential accommodation arranged over three floors, including a living room, fitted kitchen, bathroom, and five bedrooms, providing flexible on site living or investment potential, subject to consents.

Externally, the property benefits from a gated driveway and yard area, providing valuable off street parking.

Located in Bramley, the property enjoys convenient access to local amenities, transport links, and Leeds city centre.



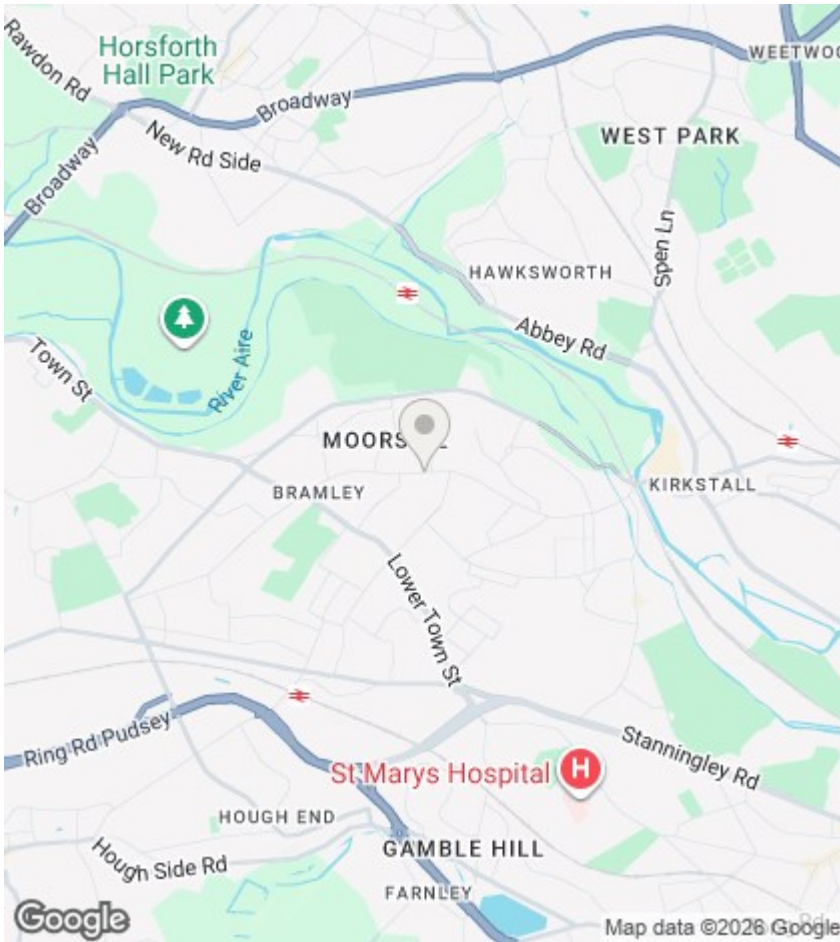
Council Tax Band:











## Viewings

Viewings by arrangement only. Call 0113 3224 345 to make an appointment.

## EPC Rating:

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