



Broad Lane, Leeds LS13 3ER

welcome to

Broad Lane, Leeds

This well-presented semi-detached home offers spacious and versatile living accommodation, perfectly suited for families and professionals alike. Benefiting from a driveway, garage with power, the property is ideally located close to Bramley Park, Shopping Centres, Bus Stations, gyms and nurseries.



Property Information

An attractive and well-presented three-bedroom semi-detached home, offering a practical layout ideal for modern family living. The property features an inviting entrance hallway, a stylish front-facing lounge, and an impressive open-plan kitchen diner to the rear with log burner and French doors opening onto a generous garden with far-reaching views—perfect for entertaining.

Upstairs, the home offers two double bedrooms, a single bedroom, and a modern house bathroom, along with access to a fully boarded and insulated loft with power from the landing. Externally, there is a large, low-maintenance rear garden, a driveway providing off-street parking, and a garage with power.

Conveniently located close to Bramley Park, Bramley Shopping Centre and Bus Station, Bramley Fall Woods, and a range of well-regarded schools, nurseries and leisure facilities, this is a superb opportunity for buyers seeking both space and location.

Entrance Hall

A welcoming entrance hallway features a side window allowing natural light, along with stylish laminate flooring.

Lounge

The lounge is beautifully presented, offering a comfortable and inviting space for relaxing.

Kitchen Diner

To the rear is the impressive open-plan kitchen diner, which acts as the heart of the home. This fantastic entertaining space includes tiled flooring, log burner, windows overlooking the rear garden. French doors opening out onto the garden with far-reaching views, modern fitted units with a new sink and gas range oven.

Landing

The landing benefits from a side window and provides access to a fully boarded and insulated loft

with power, ideal for storage or potential further use (subject to permissions).

Loft

Fully boarded and insulated loft with power.

Bedroom One

A spacious double located to the front, nicely decorated and carpeted

Bedroom Two

A spacious double located to the front, nicely decorated and carpeted

Bedroom Three

A single bedroom to the front

Bathroom

The family bathroom is finished to a modern standard and comprises bath with shower over, contemporary fittings, tiled flooring, spotlights and heated towel rail.

Outside Area

To the rear, the property enjoys a large, low-maintenance garden with far-reaching views, featuring patio area, decking, lawned section and attractive blossom trees. To the front, there is a driveway providing off-street parking, leading to a garage with power.

Garage



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Broad Lane, Leeds

- Driveway & garage with power
- Open plan kitchen diner with log burner
- French doors & rear views
- Gas central heating & double glazing
- fully boarded loft

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116816 - 0002

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