



Broadlands Court, Pudsey LS28 9GE

welcome to

Broadlands Court, Pudsey

One of the property's standout features is its excellent location within the popular Broadlands development. Residents benefit from being just a short distance from Pudsey town centre, where a variety of shops, supermarkets, cafés, restaurants and everyday amenities can be found.



Property Information

Offers a fantastic opportunity to purchase this well-presented two-bedroom ground floor apartment, situated within the highly sought-after Broadlands development in the heart of Pudsey.

Perfectly positioned for a wide range of buyers, this attractive home combines comfortable living accommodation with an exceptionally convenient location, making it ideal for first-time buyers, downsizers, professionals and investors alike. The Broadlands development remains one of Pudsey's most popular residential locations. The apartment is ideally positioned within easy reach of Pudsey town centre, offering an excellent selection of local shops, supermarkets, cafés, restaurants and everyday amenities. Excellent public transport links and nearby road networks provide convenient access to both Leeds and Bradford, making the property ideal for commuters.

Hallway

A welcoming entrance hallway providing access to all principal rooms, with useful storage space and a practical layout.

Lounge

A bright and spacious reception room offering ample space for both living and dining furniture. Large windows allow plenty of natural light to flood the room, creating a comfortable and inviting space for relaxation and entertaining.

Kitchen

Fitted with a range of wall and base units complemented by work surfaces and space for appliances. The kitchen offers practical everyday living with plenty of storage and preparatio

Bedroom One

A generous double bedroom. A peaceful and comfortable principal bedroom overlooking the development.

Bedroom Two

A versatile second bedroom which can be used as a

guest room, nursery, home office or additional double bedroom, depending on individual requirements.

Bathroom

A modern bathroom comprising a bath with shower over, wash hand basin and low-level WC, finished with contemporary fittings.

external

The property benefits from well-maintained communal grounds and allocated resident parking, providing convenience and ease of access.



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welcome to

Broadlands Court, Pudsey

- Popular Broadlands development
- Ground floor apartment
- Two well-proportioned bedrooms
- Close to local shops and amenities
- Ideal first home, investment or downsizing opportunity

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 883.00

Ground Rent: 285.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£110 000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY113217 - 0003

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