



Broadlands Court, Pudsey LS28 9GE

welcome to

Broadlands Court, Pudsey

A modern upper floor apartment, situated within this SOUGHT AFTER DEVELOPMENT close to Pudsey centre. Boasting SPACIOUS ACCOMMODATION that includes lovely lounge / diner, plus separate kitchen. Also offering allocated parking and use of beautiful communal grounds...



Hallway

With a storage cupboard and access to all rooms.

Lounge/Diner

22' 1" x 13' 1" (6.73m x 3.99m)

A spacious room with ample room for furniture, table and chairs.

Kitchen

9' 2" x 9' 2" (2.79m x 2.79m)

A modern kitchen offering a range of wall and base units, integrated oven, hob and spaces for all appliances.

Bedroom One

14' 10" x 9' 10" (4.52m x 3.00m)

A good size double bedroom with space for free standing furniture.

Bedroom Two

9' 9" x 7' 7" (2.97m x 2.31m)

A good double bedroom with space for free standing furniture.

Bathroom

Fitted with a modern suite comprising a bath with shower over, wc and hand basin.

Outside

There is allocated and visitor parking.

Important Agent Notes

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the

process.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Broadlands Court, Pudsey

- MODERN UPPER FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING
- BEAUTIFULLY PRESENTED THROUGHOUT
- ALLOCATED PARKING SPACE

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 800.00

Ground Rent: 220.00

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.

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117002 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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