



Broadlands Avenue, Pudsey LS28 9GB

welcome to

Broadlands Avenue, Pudsey

Beautifully presented three-bedroom semi-detached home arranged over three floors, featuring a spacious kitchen diner, lounge with French doors, downstairs WC, en-suite to the spacious principal bedroom, driveway, large car port and enclosed rear garden with decking, lawn and side shed.



Property Information

Beautifully presented this spacious three-bedroom semi-detached family home offers versatile accommodation arranged over three floors. Boasting a car port and enclosed rear garden, the property features a generous kitchen diner, principal bedroom with en-suite and excellent outdoor space, making it an ideal home for growing families.

Situated in the sought-after Pudsey LS28 area, the property enjoys excellent access to local amenities, well-regarded schools, transport links and nearby green spaces, making it perfectly placed for both families and commuters alike. Offering well-balanced accommodation throughout, this superb home combines practical family living with stylish presentation, while the attractive outdoor spaces provide the ideal setting for relaxing, entertaining and enjoying the warmer months.

Entrance Hall

Welcoming entrance hall providing access to the ground floor accommodation. Finished with practical flooring and stairs rising to the first floor.

Downstairs Wc

Convenient cloakroom fitted with a low-level WC and wash hand basin. Finished with laminate flooring.

Lounge

A bright and comfortable reception room featuring a bay window to the front elevation and French doors opening directly onto the rear garden, allowing plenty of natural light throughout. Finished with carpet flooring.

Kitchen Diner

A spacious fitted kitchen diner offering a range of wall and base units with complementary work surfaces. Incorporating a gas hob with extractor hood over and electric cooker, together with plumbing for a washing machine. Ample space is available for a dining table, making it an ideal space for family meals and entertaining. The boiler has been serviced annually.

Landing

Landing area with useful built-in storage cupboard and access to further accommodation.

Bedroom One

Generous double bedroom positioned to the front of the property, offering plenty of space for freestanding furniture.

En Suite

Fitted with a shower enclosure, wash hand basin and WC. Finished with laminate flooring and a heated towel radiator.

Bedroom Two

Large double bedroom occupying the top floor, creating a private and versatile space suitable for a principal or guest bedroom.

Bedroom Three

Well-proportioned third bedroom featuring useful built-in storage.

Bathroom

Stylishly appointed family bathroom fitted with a Jacuzzi bath with shower over, wash hand basin and WC. Complemented by a heated towel radiator.

Outside Area

The enclosed rear garden offers a decked seating area and lawn, ideal for outdoor entertaining and family enjoyment. Steps at the rear provide direct access to the car port, while a useful side shed offers additional storage.

Agents Note



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Broadlands Avenue, Pudsey

- Three-bedroom semi-detached home with car port
- Family bathroom, downstairs WC + en-suite
- French doors opening onto the rear garden
- Family bathroom with Jacuzzi bath
- Annual boiler servicing

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116972 - 0007

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