



235 Broad Lane, Leeds, LS13 2HG

A well presented, three bedroom, semi-detached house in Bramley.

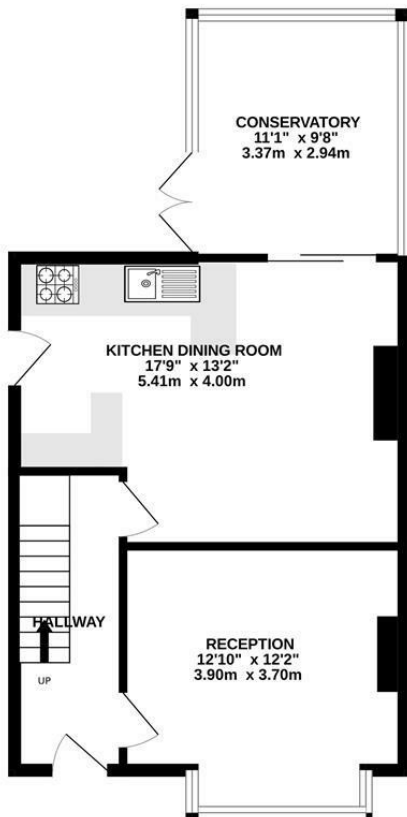
With a private front driveway and patio, this property enters into a spacious hallway, which leads on to the living room and kitchen. The front reception room, complete with feature fireplace and bay window, offers a comfortable living space which is separate from the rear dining kitchen. The kitchen has fitted modern appliances, a breakfast bar dining area and a detached utility area which makes the area feel practical and social. A sunny rear conservatory is perfectly used as a childrens' play area.

Upstairs, two large double bedrooms are accompanied by a smaller single room. The second room also has a feature fire surround. The house bathroom has been recently fitted and benefits from fully tiled walls and a heated towel rail. The rear garden has a south facing lawn and includes a patio seating area, a side gate and a garden shed.

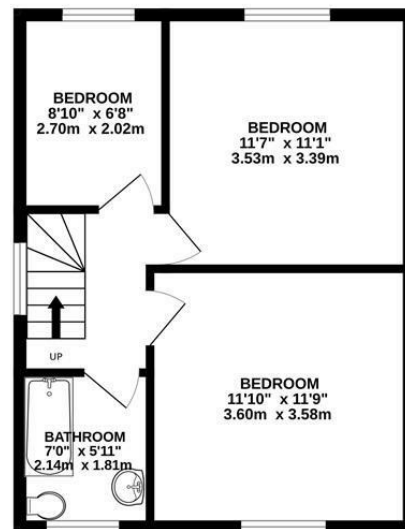
£265,000

- South Facing Garden
- Fully Boarded Loft
- Off Street Parking
- Conservatory
- Three Bedrooms
- Semi Detached
- Electric Fireplace
- Rear Patio

GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	