Brodsworth Close, Leeds, LS15 8GP

£249,950

Offered for sale is this stunning top floor apartment over looking the lake. This beautiful modern home is situated upon a sought after development close to The Springs shopping and entertainment complex. The property benefits from many upgrades and must be viewed to be fully appreciated. Comprising: entrance hall, open plan living space, two bedrooms, ensuite and bathroom. Externally this wonderful home boasts two balconies and parking.

Entrance Hall

Built in storage with washing machine/dryer included and pull down storage.

Open Plan Living Space

The open plan kitchen/living space offers a wonderful setting for entertaining. The kitchen area comprises of a range of fitted wall and base units with Silestone work surfaces over incorporating a sink with an InSinkErator and instant boil tap. AEG hob and oven, an integral fridge/freezer and dishwasher. There is also a built in pantry that offers ample additional storage. There is also space for dining and relaxing. Access to two balconies one having views across the lake.

Bedroom One

Fitted bespoke wardrobes with pull down rails. Access into an ensuite.

Ensuite

Fitted with a shower, wash hand basin and wc. Heated towel rail.

Bedroom Two

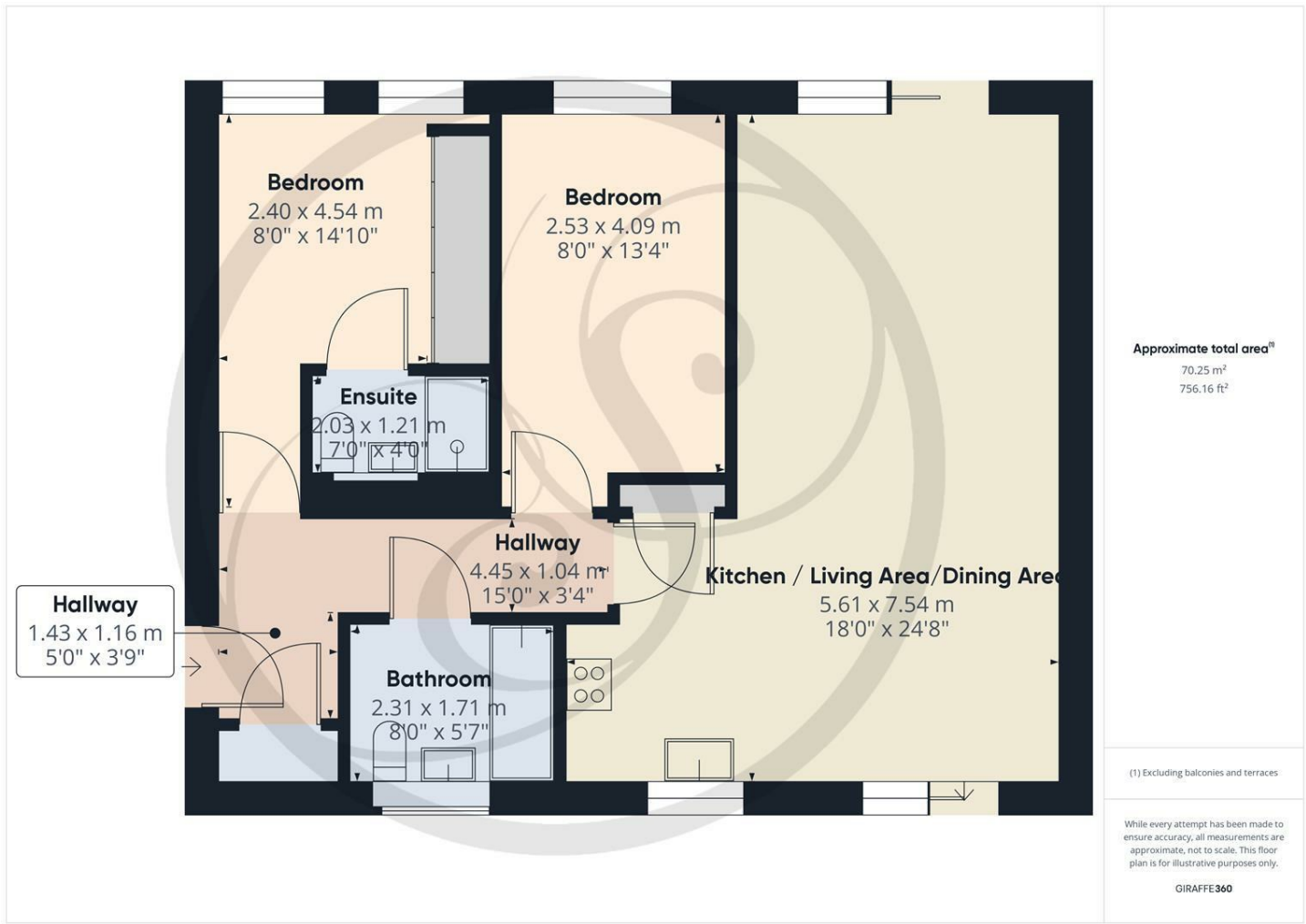
Bespoke fitted wardrobes.

Bathroom

Fitted with a modern suite comprising of a bath with shower over, wash hand basin and wc. Heated towel rail.
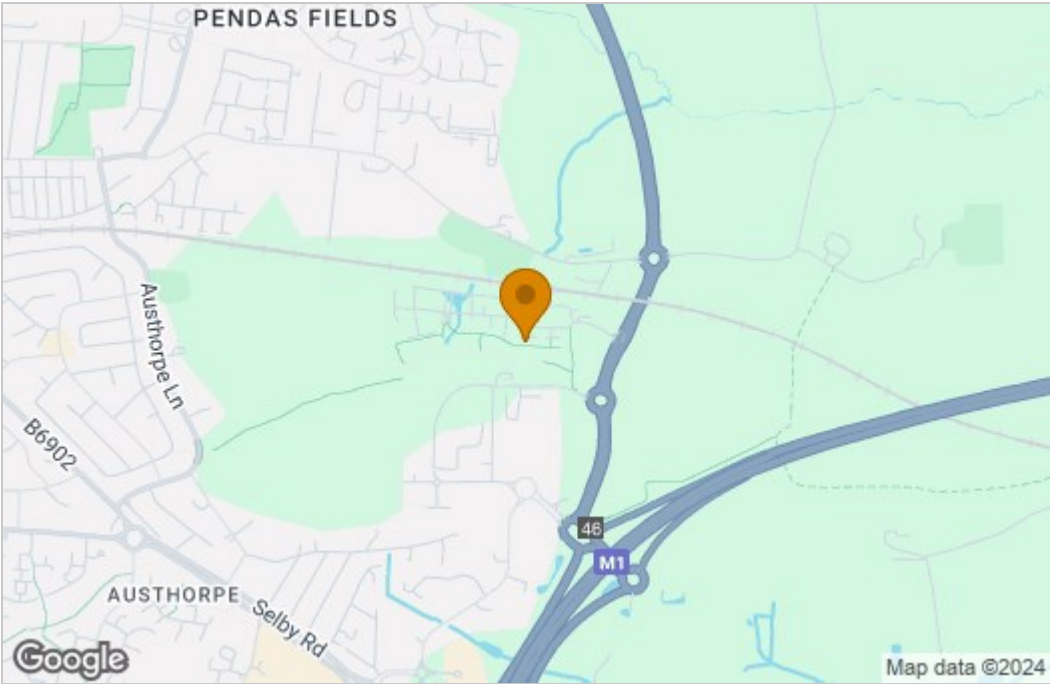
External

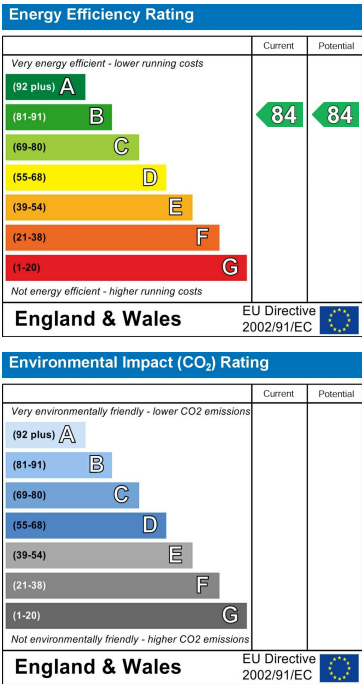Two balconies one that overlooks the lake. Parking.

Floor Plan

Bedroom
2.40 x 4.54 m
8'0" x 14'10"

Bedroom
2.53 x 4.09 m
8'0" x 13'4"

Approximate total area[1]
70.25 m²
756.16 ft²

Ensuite
2.03 x 1.21 m
7'0" x 4'0"

Hallway
4.45 x 1.04 m
15'0" x 3'4"

Kitchen / Living Area/Dining Area
5.61 x 7.54 m
18'0" x 24'8"

Hallway
1.43 x 1.16 m
5'0" x 3'9"

Bathroom
2.31 x 1.71 m
8'0" x 5'7"

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Area Map

Energy Efficiency Graph

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	84	84

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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