

# HUNTERS®

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## Eggleston Street

Rodley, Leeds, LS13 1JR

Offers In The Region Of £220,000



Council Tax: A



# 17 Eggleston Street

Rodley, Leeds, LS13 1JR

Offers In The Region Of £220,000



- Immaculate three-bedroom end terrace
- Set over three floors plus cellar
- Modern high-gloss kitchen with integrated appliances
- Bright and inviting reception room
- Versatile cellar with power and central heating
- Contemporary white bathroom suite
- Impressive top-floor main bedroom with dual-aspect light
- Attractive canalside walks nearby
- Popular Rodley location close to Town Street
- Council Tax Band A

This immaculately presented three-bedroom end of terrace house offers well-planned accommodation arranged over three floors, with the added benefit of a useful cellar space.

The ground floor features a bright and welcoming reception room with neutral décor, providing a blank canvas and a comfortable space for relaxing or entertaining. To the rear is a contemporary kitchen fitted with high-gloss white units, tiled splashbacks, and integrated oven and fridge, with access down to the cellar.

The cellar benefits from both central heating and power, with a section currently used as a small studio, making it a versatile area suitable for home working, hobbies, or additional storage.

On the first floor, there is a good-size double bedroom with a period fireplace and neutral décor, alongside a further single bedroom currently used as a study, offering flexible accommodation. The modern bathroom is finished with white tiling and includes a bath with shower over and a heated towel rail.

The top floor is occupied by an impressive main double bedroom, featuring gable and dormer windows, excellent natural light, and far-reaching views.

Rodley is well regarded for its range of local amenities along Town Street, including cafés, pubs, and everyday shops, as well as scenic walks along the Leeds and Liverpool Canal and nearby green spaces. Regular bus services provide convenient public transport links to surrounding areas. The property falls within Council Tax Band A, which may appeal to buyers seeking an efficient and affordable home in a popular village setting.

## KITCHEN

11'4" x 6'2" (3.46m x 1.88m)

## LIVING ROOM

14'3" x 13'8" (4.36m x 4.17m)

## BEDROOM

14'3" x 8'1" (4.36m x 2.47m)

## BEDROOM

9'8" x 7'5" (2.96m x 2.27m)

## BATHROOM

9'8" x 4'1" (2.96m x 1.25m)

## BEDROOM

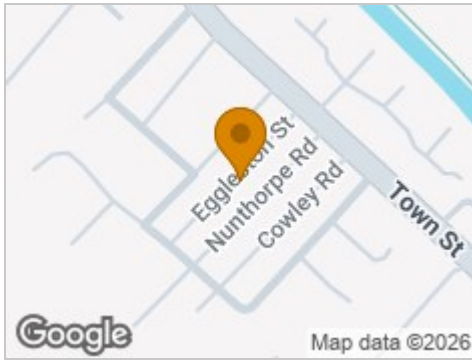
20'4" x 14'3" (6.22m x 4.36m)

## CELLAR

12'11" x 11'5" (3.96m x 3.48m)



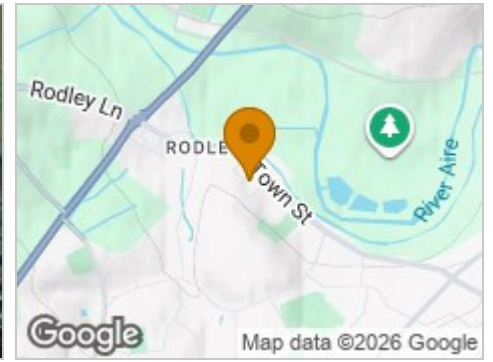
## Road Map



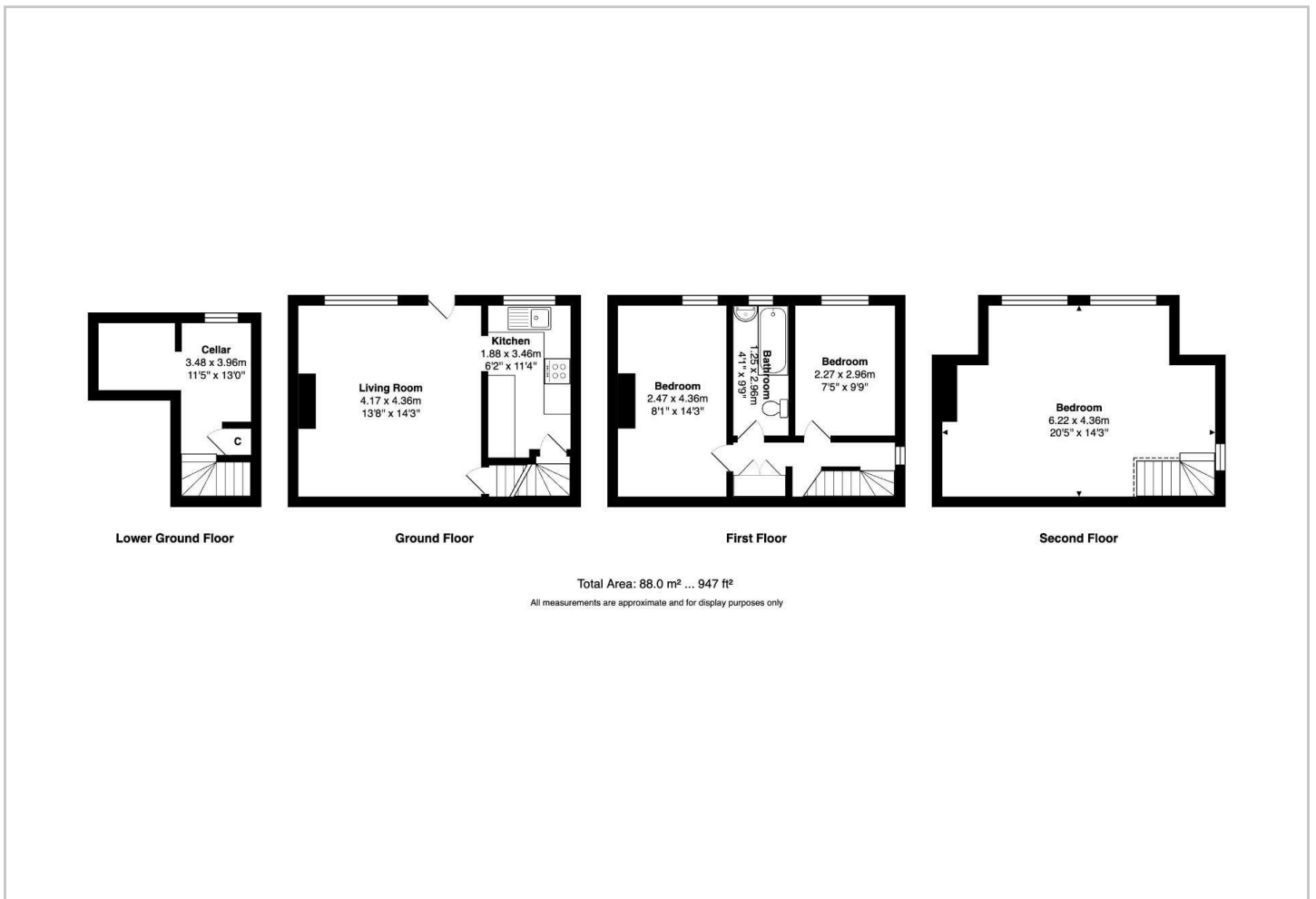
## Hybrid Map



## Terrain Map



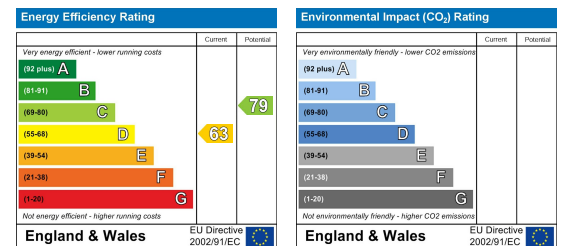
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.