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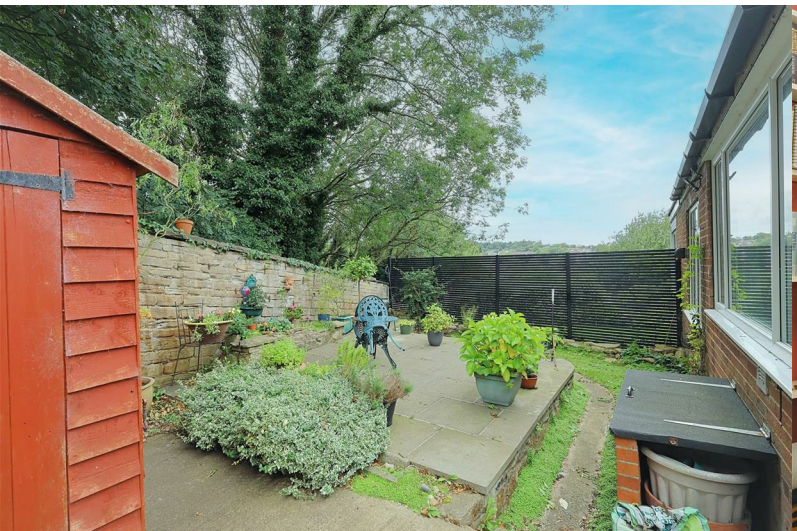
St. Andrews Close

Rodley, Leeds, LS13 1JE

Offers In The Region Of £270,000

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Council Tax: C



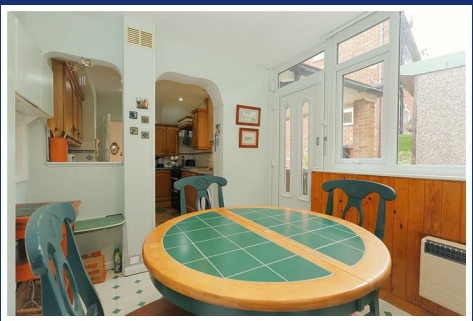


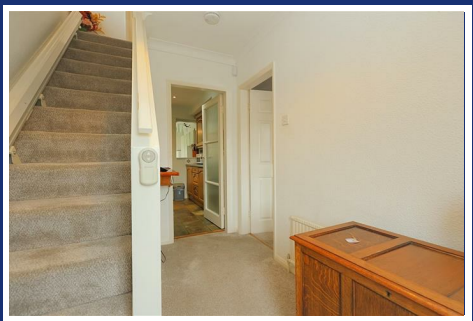
22 St. Andrews Close

Rodley, Leeds, LS13 1JE

Offers In The Region Of £270,000







- Internal viewing highly recommended!
- Elevated cul-de-sac position in heart of Rodley
- Modernised family bathroom
- Private and peaceful leafy rear garden
- Driveway with carport for off-street parking
- Extended three-bedroom family home
- Generous and versatile living accommodation
- Excellent potential to create a large open-plan kitchen/diner
- Further extension potential, subject to relevant permissions
- Nearby amenities, canal side walks and ring road connections

Occupying a desirable elevated position towards the head of a quiet Rodley cul-de-sac, this extended three-bedroom home offers generous and versatile accommodation, a private leafy garden and a particularly appealing setting. Comfortable and well presented as it stands, the property also provides plenty of flexibility for buyers who may wish to personalise the home further over time.

The setting is a real highlight. Rodley combines a peaceful, village-like feel with excellent access to the surrounding areas, while the Leeds & Liverpool Canal provides miles of waterside walking and cycling. Nearby Farsley offers a thriving collection of independent businesses alongside the regenerated Sunny Bank Mills, now home to arts, culture, events, food and drink venues. The A6120 Outer Ring Road is also conveniently accessible, while local bus services provide connections towards Leeds city centre and across West Leeds.

Approaching the property, its position within the cul-de-sac immediately becomes apparent. A low-maintenance front garden and driveway provide off-street parking, with a carport extending alongside the house. The frontage also offers scope to create additional parking if desired, subject to any necessary permissions.

Stepping inside, a bright and surprisingly generous entrance hall sets the tone for the space on offer, with stairs rising to the first floor and access leading into both the living room and extended accommodation to the rear.

The living room sits to the front of the property and takes full advantage of the home's elevated setting, enjoying a pleasant open outlook along the street rather than directly towards another property. Double doors connect the room with the adjoining dining area, allowing the two spaces to remain separate when preferred or open together to create a more sociable layout. Forming part of the existing single-storey extension, the dining room enjoys a lovely outlook across the rear garden and provides excellent versatility for family life, entertaining or simply relaxing while enjoying the garden aspect.

The kitchen is currently fitted with a range of wall and base units, tiled splashbacks and useful storage, with an open archway leading into an additional dining area and a side door providing access to the garden. For buyers wanting to create their own interior rather than pay a premium for somebody else's choices, this is where the property's flexibility becomes particularly appealing. The existing footprint already works well as it stands, while also lending itself to the possibility of opening the kitchen into the adjoining dining accommodation to create the large open-plan kitchen/diner that has become the heart of so many modern homes, subject to any necessary building regulations and consents.

Outside, the rear garden is arguably one of the home's most appealing features. Private, established and wonderfully leafy, it enjoys a peaceful outlook which gives the space a real feeling of separation from its surroundings. Designed with relatively low maintenance in mind, it provides a secluded setting for sitting outside, entertaining or simply enjoying the greenery.

Upstairs are three bedrooms and the family bathroom. The main bedroom is positioned to the front, benefiting from the elevated outlook together with fitted storage and neutral décor. Bedroom two is another well-proportioned double, this time overlooking the greenery to the rear and again benefiting from fitted furniture. Bedroom three provides a versatile single bedroom, nursery or home office, with fitted furniture currently making excellent use of the space as a bedroom.

The family bathroom has already been modernised and provides an attractive contemporary finish, incorporating stylish tiling, a vanity wash basin and walk-in rainfall shower, creating a room that can be enjoyed from day one.

For buyers thinking longer term, the property's generous footprint may also offer further possibilities to adapt or extend the accommodation in the future, subject to the relevant planning permission, structural advice and building regulations. Importantly, however, the home already offers comfortable, practical and well-proportioned accommodation in its current form.

All in all, this is a generous and appealing three-bedroom home combining a peaceful cul-de-sac position, extended accommodation, a private garden and excellent access to the amenities of Rodley, Farsley and the wider West Leeds area. An internal viewing is highly recommended to fully appreciate the space, setting and accommodation on offer!

Tel: 0113 257 6198

KITCHEN
8'11" x 8'5" (2.73m x 2.57m)

DINING ROOM
10'11" x 7'10" (3.35m x 2.41m)

LIVING ROOM
20'2" x 10'3" (6.15m x 3.14m)

SITTING ROOM
10'11" x 8'11" (3.35m x 2.73m)

BEDROOM ONE
11'8" x 11'4" (3.57m x 3.46m)

BEDROOM TWO
11'8" x 7'10" (3.57m x 2.41m)

BEDROOM THREE
8'2" x 6'9" (2.51m x 2.08m)

BATHROOM
6'9" x 4'10" (2.06m x 1.48m)









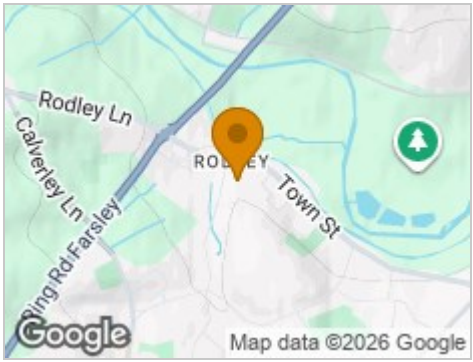
Road Map



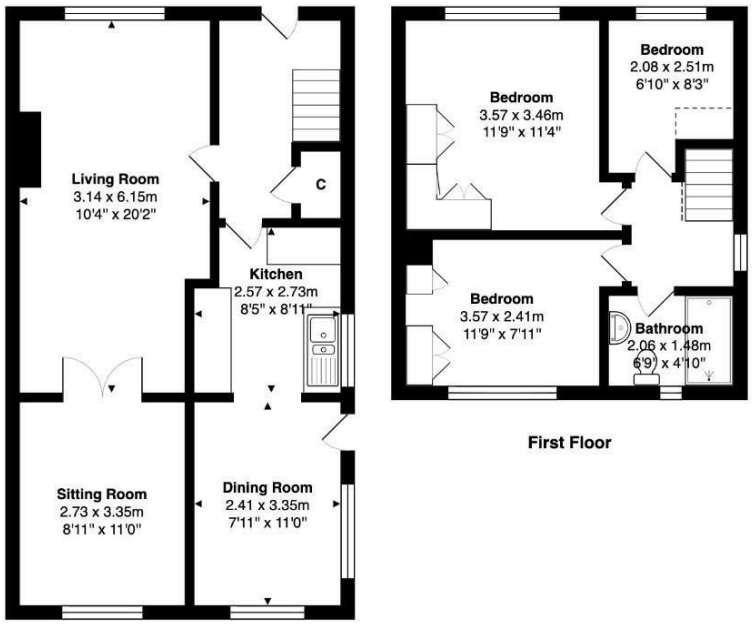
Hybrid Map



Terrain Map



Floor Plan



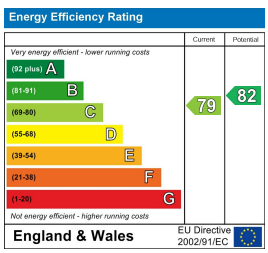
Total Area: 83.9 m² ... 903 ft²

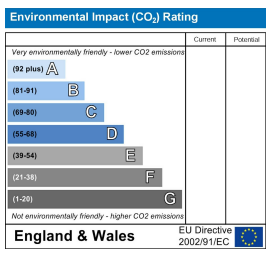
All measurements are approximate and for display purposes only

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.

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