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Rodley Lane

Leeds, LS13 1NG

Offers In The Region Of £170,000

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Council Tax: C





75 Rodley Lane

Leeds, LS13 1NG

Offers In The Region Of £170,000







- Popular Rodley area near canal walks
- Excellent rail links to Leeds and Bradford
- Close to amenities in Farsley Village
- Allocated off-street parking space
- Main bedroom with en-suite bathroom
- Patio doors from main bedroom
- Modern kitchen with breakfast area
- Two double bedrooms

This well-presented two-bedroom GROUND FLOOR FLAT offers a bright, spacious and highly appealing home, ideally suited to first-time buyers, downsizers and investors alike. Set within the popular Rodley area, the property combines comfortable modern living with a convenient location close to local amenities, green spaces and scenic canal walks, while also enjoying stunning views that immediately enhance the sense of space and setting.

The heart of the home is the welcoming open-plan LIVING and DINING area, a lovely space filled with natural light from the attractive bay window. This creates a bright and airy setting for relaxing, entertaining or enjoying everyday living, while also offering pleasant outlooks that add to the overall sense of space. The KITCHEN is well arranged and practical, featuring a breakfast area, integrated appliances and a range of wall and base units, making it both stylish and functional.

There are two generous double bedrooms, both offering excellent flexibility and benefitting from useful storage/wardrobe space. The main BEDROOM is a particularly appealing room, featuring its own en-suite and patio doors, which bring in further natural light and create a lovely connection to the outside. The second double BEDROOM is equally versatile and would work perfectly as a guest room, home office or dressing room, depending on the buyer's needs.

The main BATHROOM is neatly finished with a shower over the bath, sink, heated towel rail and partial tiling, this additional facility is a real benefit for those sharing, hosting guests or simply looking for extra practicality.

Externally, the apartment also benefits from allocated PARKING, adding further ease for day-to-day living.

Rodley remains a consistently popular location, known for its charming canal walks, riverside routes and nearby green spaces, including Rodley Nature Reserve. The surrounding area offers a great mix of local shops, cafés and everyday amenities, with nearby Bramley and Farsley providing further choice. With its well-balanced accommodation, attractive setting and practical layout, this is a fantastic opportunity to secure a lovely home in a sought-after West Leeds location.

LIVING ROOM/KITCHEN DINER
21'11" x 14'10" (6.69m x 4.54m)

HALLWAY
13'4" x 11'3" (4.08m x 3.43m)

BEDROOM ONE
11'3" x 10'9" (3.43m x 3.28m)

EN-SUITE
6'0" x 4'9" (1.84m x 1.46m)

BEDROOM TWO
13'9" x 8'5" (4.21m x 2.57m)

BATHROOM
9'9" x 5'4" (2.99m x 1.63m)





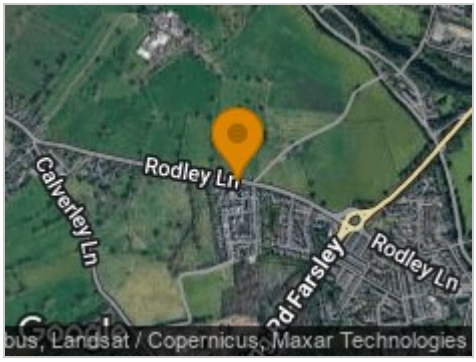




Road Map



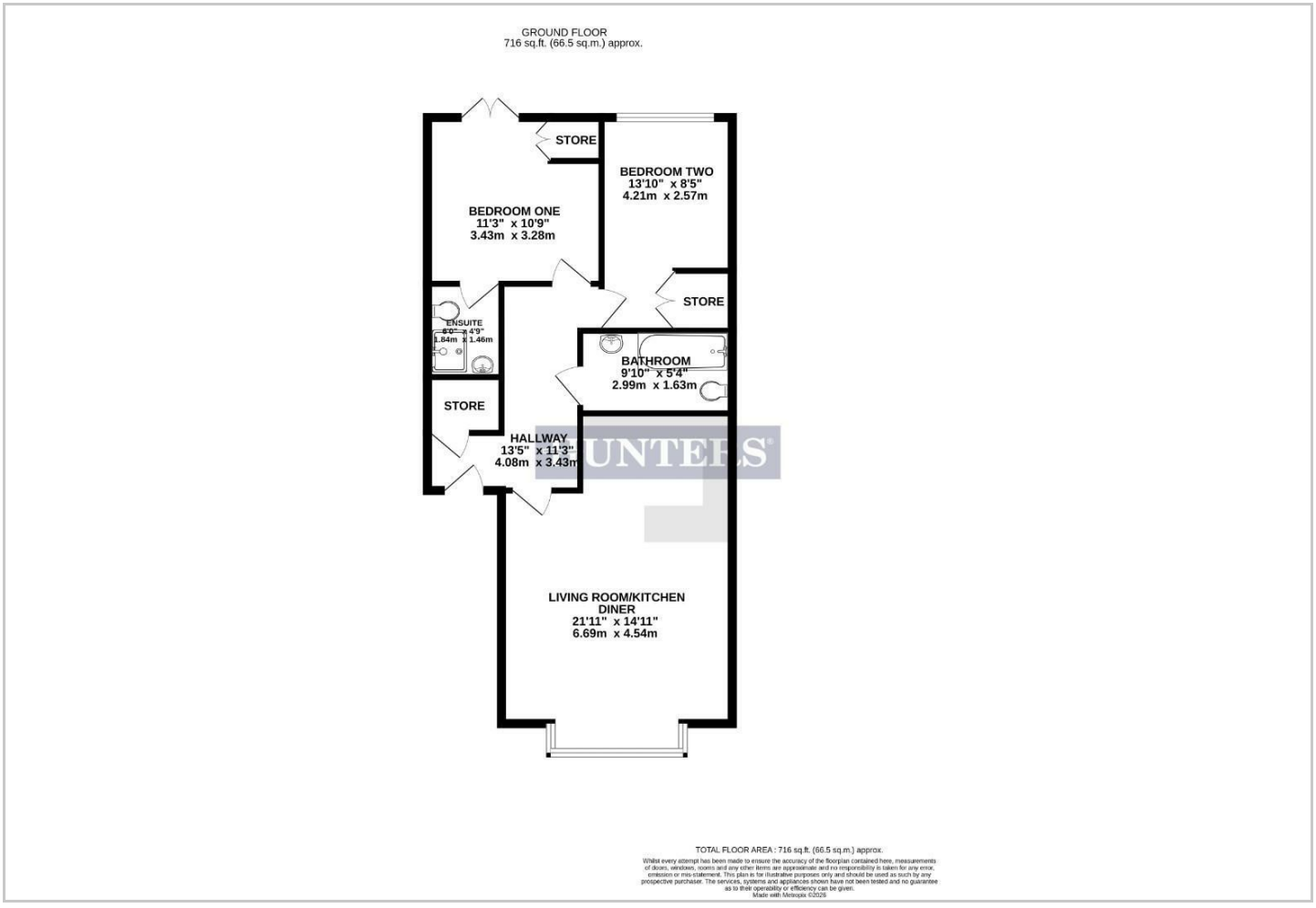
Hybrid Map



Terrain Map



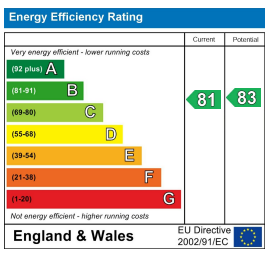
Floor Plan

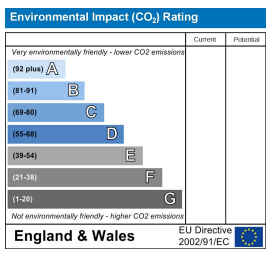


Viewing

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.
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