

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Fieldway Rise

Rodley, Leeds, LS13 1EJ

Offers In The Region Of £105,000



Council Tax: A





# 47 Fieldway Rise

Rodley, Leeds, LS13 1EJ

## Offers In The Region Of £105,000



- One bedroom ground floor apartment
- No forward chain
- Attention FTB's, downsizers and BTL investors
- Private garden
- Allocated parking space
- Council tax band A
- 137 years left on lease and no charges
- Cul-de-sac location in Rodley

Hunters are pleased to offer for sale this ONE BEDROOM GROUND FLOOR APARTMENT which is situated in a lovely, quiet CUL-DE-SAC in Rodley. Offered to the market with NO FORWARD CHAIN, the property offers ready to move into accommodation and is sure to appeal to a range of buyers in particular FIRST TIME BUYERS, BUY TO LET INVESTORS and DOWNSIZERS. Benefitting from an ALLOCATED PARKING SPACE, PRIVATE GARDEN, 137 YEARS LEFT ON THE LEASE and NO LEASEHOLD CHARGES, this is a great opportunity NOT TO BE MISSED.

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the accommodation briefly comprises: ENTRANCE PORCH leading through to a spacious LIVING/DINING ROOM which has an attractive bow window, storage cupboard and electric wall mounted fire. The KITCHEN has wall and base units with an integrated electric oven, gas hob, extractor hood and space for a fridge/freezer and washing machine.

The BEDROOM is a good sized double with French doors leading out to the garden and the BATHROOM has a white three piece suite with overhead mixer shower, heated towel rail and part tiled walls.

Externally, there is an ALLOCATED PARKING SPACE in addition to VISITOR PARKING. The property benefits from having a PRIVATE GARDEN to the side and rear which is mainly lawned and has a great degree of privacy.

The location of the property is perfect to access the local Rodley village amenities, including the Rodley nature reserve and canal for walks and exercise. A wider range of amenities and shops can be found in Farsley village, which is approximately 1 mile from the property. There are regular bus services on Rodley Lane which commute to Leeds city centre and the Leeds ring road is easily accessible.

## PORCH

## LIVING/DINING ROOM

16'8" x 11'5" (5.1m x 3.5m)

## KITCHEN

8'2" x 4'11" (2.5m x 1.5m)

## HALL

## BEDROOM

13'5" x 8'6" (4.1m x 2.6m)

## BATHROOM

6'6" x 4'11" (2m x 1.5m)



Road Map



Hybrid Map



Terrain Map



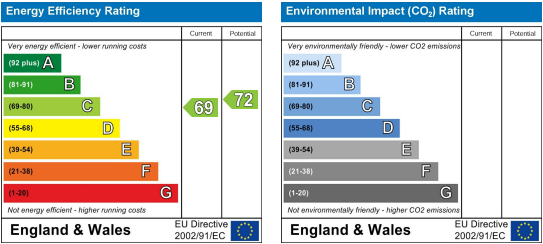
Floor Plan



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.