

HUNTERS®

HERE TO GET *you* THERE



Bridge Road

Rodley, Leeds, LS13 1LR

£250,000



12 Bridge Road

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£250,000



- Two bedroom semi detached bungalow
- No forward chain
- Attention downsizers
- Extended to rear
- Ready to move into accommodation
- Driveway and single garage
- Garden to rear
- Sought after location near to Rodley Canal

This spacious and extended TWO BEDROOM SEMI DETACHED BUNGALOW is offered to the market with NO FORWARD CHAIN and enjoys an enviable position within Rodley, close to the village's local shops and amenities. Featuring ready to move into accommodation throughout and with the benefit of a DRIVEWAY, GARAGE and low maintenance GARDEN, the property is sure to appeal to a range of buyers in particular those looking to DOWNSIZE.

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the property briefly comprises: ENTRANCE HALL with useful storage cupboard and access via a pull down ladder to a part boarded loft space with light and power, ideal for storage. The KITCHEN has a good range of wall and base units with an integrated electric oven, gas hob and extractor hood and space for a washing machine and fridge/freezer. The LIVING ROOM is a generous size and is complimented by a gas fire with surround and hearth.

BEDROOM ONE, to the rear, is a fantastic sized double room and features patio doors leading to the garden. BEDROOM TWO, also to the rear, is another good sized double room and has an excellent range of fitted wardrobes with sliding doors. The WET ROOM has an overhead shower, low flush w/c, wash hand basin and fully tiled walls.

Outside, to the front, there is a DRIVEWAY for off street parking, which continues to the side of the house and leads to a single GARAGE with light and power. The garden to the rear is enclosed by fencing and is part lawned/gravelled, making for the most perfect place to sit and relax.

The property is conveniently located to access the local amenities in Rodley which include a café, restaurant, pubs and convenience store. Rodley canal is located within only 100 metres of the address and offers lovely countryside walks. Farsley town street is located within 1 mile and offers a wider selection of shops and amenities. There are excellent transport links to both Leeds and Bradford via the ring road and New Pudsey train station which is a 5-minute drive away.

HALLWAY

KITCHEN

9'8" x 8'4" (2.95 x 2.54)

LIVING ROOM

14'9" x 10'10" (4.50 x 3.30)

BEDROOM ONE

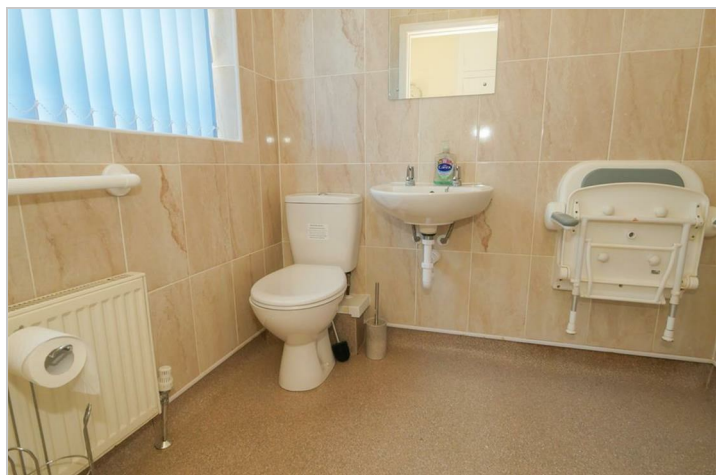
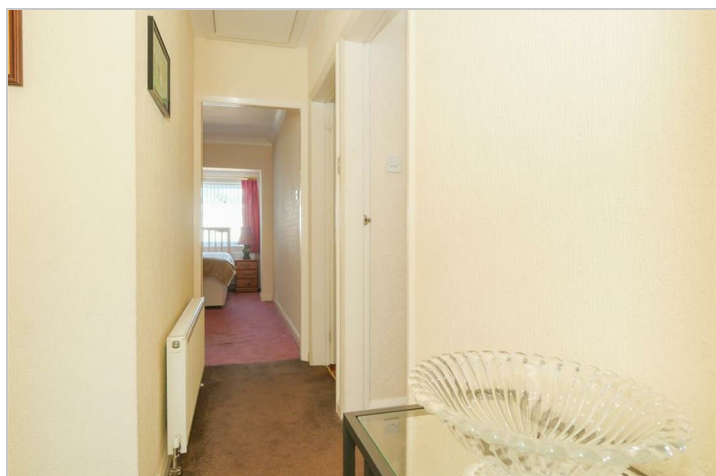
18'3" x 9'9" (5.56 x 2.97)

BEDROOM TWO

14'11" x 9'7" (4.55 x 2.92)

SHOWER ROOM

6'4" x 5'4" (1.93 x 1.63)



Road Map



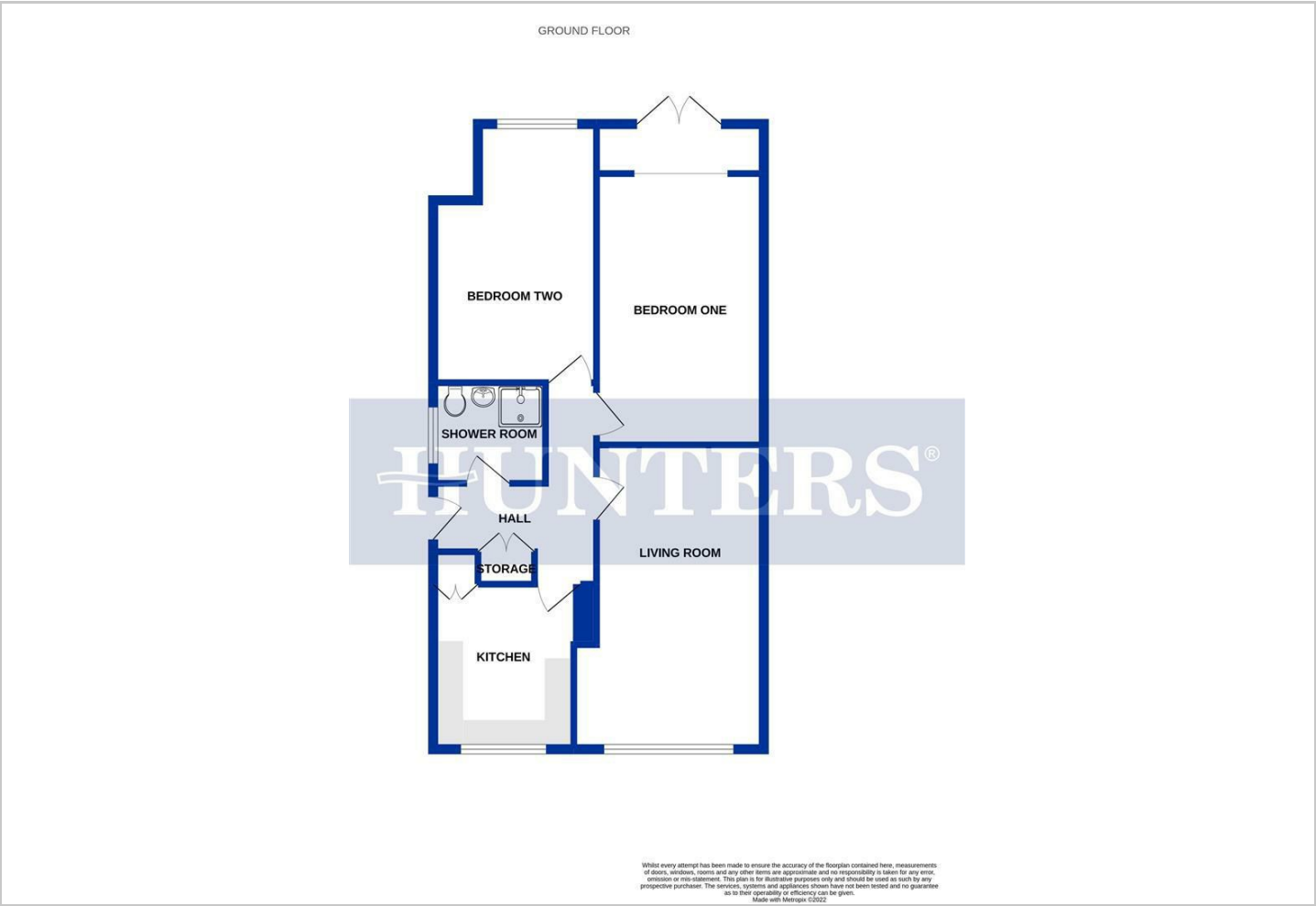
Hybrid Map



Terrain Map



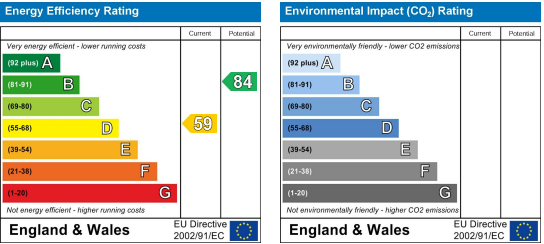
Floor Plan



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.