

# HUNTERS®

HERE TO GET *you* THERE



## Brookfield Gardens

Rodley, Leeds, LS13 1NN

£230,000

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Council Tax: A



# 58 Brookfield Gardens

Rodley, Leeds, LS13 1NN

£230,000



- Mid Terraced House
- Highly sought-after location
- Lovely private rear garden
- Stunning field views
- Three generous bedrooms
- Modern kitchen with high gloss units
- Boarded loft space
- Bathroom with shower
- Tarmaced off-road parking
- Close to public Calverley village

This charming terraced house, located near Calverley village, features a spacious reception room, modern kitchen/diner, three cosy bedrooms, a lovely private garden with field views, and convenient amenities, making it ideal for first-time buyers and families.

Dreaming of becoming a proud homeowner? Or perhaps you're a growing family seeking that perfect nest to create cherished memories? If that's the case, let me present to you a beautiful terraced house that is now available for sale. It's in good condition, situated in a highly sought-after location, close to Calverley village, and has been lovingly maintained over the years.

As you step inside, you'll find a generously sized reception room, complete with ceiling coving and laminated flooring. Double doors invite you to explore the lovely private rear garden, which offers mature greenery and stunning field views. It's a delight for garden lovers and those who enjoy outdoor living.

The house features a modern kitchen/diner, thoughtfully designed with high gloss units and integrated oven/hob. There's also ample space for a washer and fridge freezer. And did I mention the dining space? It's perfect for family meals or entertaining guests!

You'll discover three cosy bedrooms upstairs. Two are double sized, offering restful views of the garden and fields, while the third, a generous single, could make a perfect home office. The bathroom is a haven of comfort, boasting a heated towel rail, half-tiled walls, a combined bath/shower, and an extractor fan.

Unique features of this property include a boarded loft space, modern roof & windows, and tarmaced front off-road parking. Plus, the public transport links, green spaces, walking and cycling routes, and the canal walks nearby make it an ideal location for both first-time buyers and families.

So, are you ready to start your new chapter in this charming home? I thought so. Let's arrange a viewing soon!

**DINING KITCHEN**

16'4" x 7'8" (4.98m x 2.36m)

**LIVING ROOM**

15'11" x 12'11" (4.86m x 3.96m)

**BEDROOM ONE**

14'0" x 10'0" (4.29m x 3.06m)

**BEDROOM TWO**

10'0" x 9'7" (3.06m x 2.93m)

**BEDROOM THREE**

10'11" x 6'1" (3.35m x 1.86m)

**BATHROOM**

6'9" x 6'1" (2.06m x 1.86m)



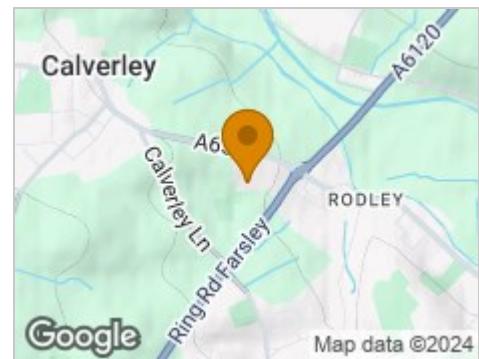
## Road Map



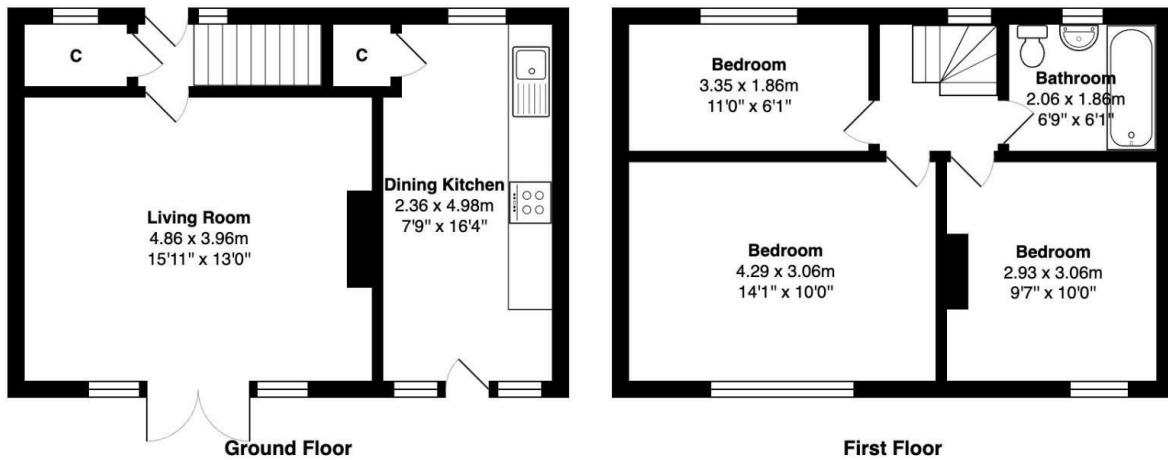
## Hybrid Map



## Terrain Map



## Floor Plan



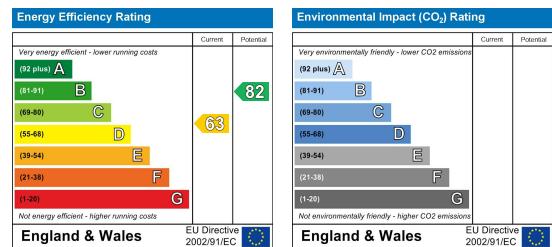
Total Area: 73.5 m<sup>2</sup> ... 791 ft<sup>2</sup>

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.