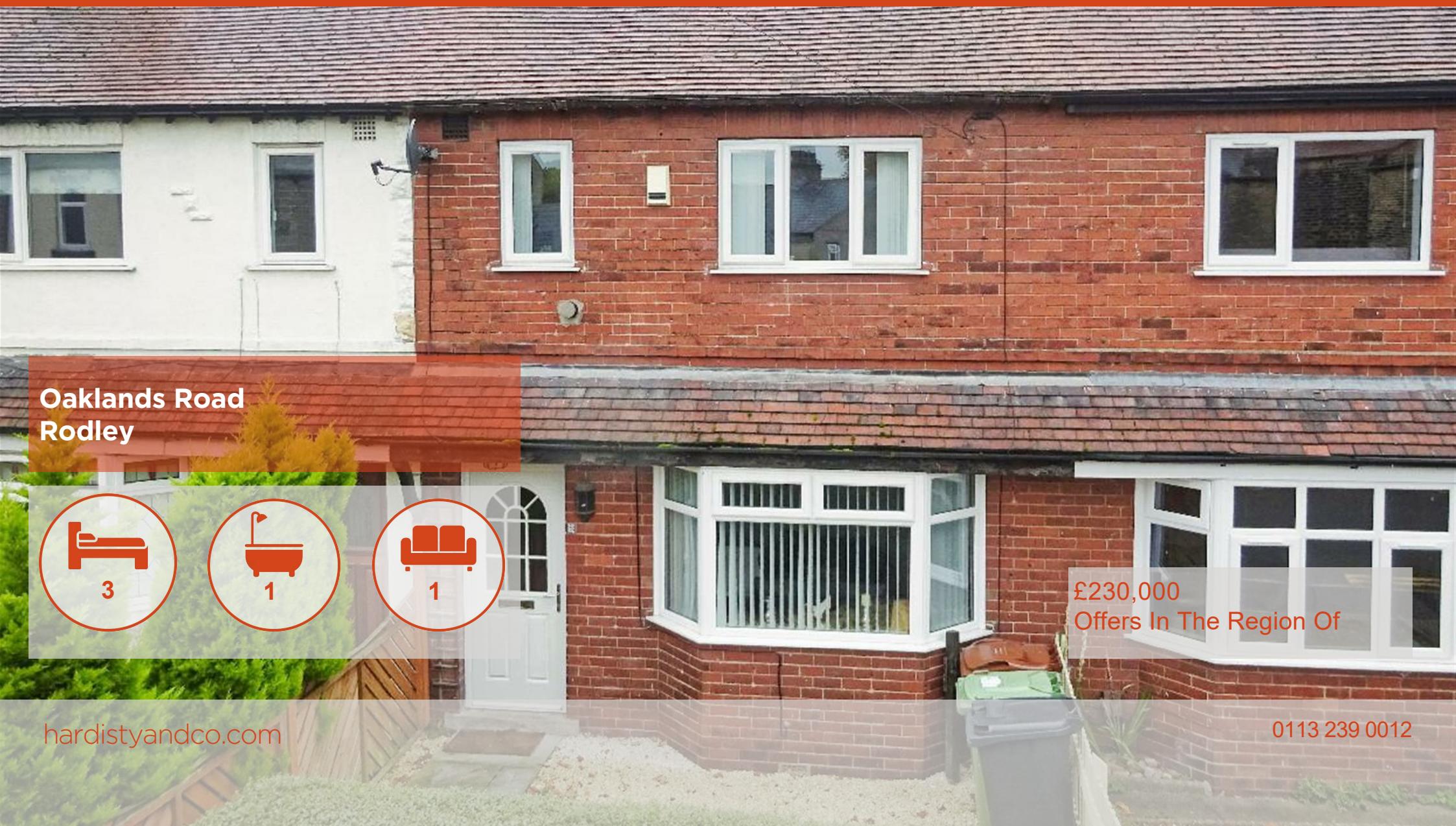


HARDISTY AND CO



**Oaklands Road
Rodley**

3 **1** **1**

**£230,000
Offers In The Region Of**

hardistyandco.com 0113 239 0012

HARDISTY AND CO

****PERFECT FOR FIRST TIME BUYERS, PROFESSIONALS, FIRST TIME BUYERS OR DOWN-SIZERS**** This beautifully presented three bedroom brick mid terraced house sits in the heart of Rodley, close to amenities, pubs/eateries and within a short walk of the stunning Leeds/Liverpool Canal & transport links into Leeds/Bradford. IMMACULATE THROUGHOUT & READY TO MOVE STRAIGHT INTO - Entrance vestibule, lounge, lovely kitchen-diner - First Floor: THREE BEDROOMS and a modern bathroom. Stunning private garden to the rear providing a perfect sun trap. Scope to create a double driveway to the front subject to local restrictions.



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horsforth@hardistyandco.com
0113 2390012

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guiseley@hardistyandco.com
01943 870970

OTLEY
otley@hardistyandco.com
01943 468999

LS12
ls12@hardistyandco.com
0113 2310933

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INTRODUCTION

A beautifully presented three bedroom brick mid terraced house in the heart of Rodley village. Close to local amenities, pubs/eateries and within a short walk of the stunning Leeds/Liverpool Canal where you can enjoy a good walk, run, cycle etc. Close to local transport links into Leeds/Bradford. Perfect for first time buyers or young families, the property is immaculately presented throughout and ready to move into, just pick up the keys and go. Briefly Comprising:- Entrance vestibule, lounge, lovely kitchen-diner - First Floor: Three bedrooms and a modern bathroom. Stunning private garden to the rear providing a perfect sun trap. Scope to create a double driveway to the front subject to local restrictions.

LOCATION

The increasingly sought after village of Rodley is extremely popular with professionals, first time buyers and families alike and is easily accessed from the Ring Road (A6120). The canal, Millennium Trail and Rodley Nature Reserve can

be found close by and offer a range of beautiful places where you can walk or enjoy water-side activities. Commuting to the business centres of Leeds & Bradford is convenient, either by private or public transport. Just a short car ride away is the popular Owlcoates Centre at Pudsey offering an M & S store, Asda and New Pudsey train station. Rodley 'village' offers a selection of shops, restaurants, cafes and local pubs. The neighbouring villages of Calverley, Horsforth and Farsley are only a short distance away and offer a comprehensive range of facilities, restaurants, public houses and eateries. A few miles away in Apperley Bridge, the train station offers varied, regular and fast services, getting you into Leeds in ten minutes.

HOW TO FIND THE PROPERTY
SAT NAV POST CODE LS13 1LF.

ACCOMMODATION

TO THE GROUND FLOOR
Composite front entrance door into...

ENTRANCE VESTIBULE

Ideal for coats and shoes. Staircase leading to the first floor. Door into the lounge.

LOUNGE

13'1" x 12'11"

A spacious reception room with bay window to the front providing lots of natural light. Add a comfy sofa etc, a great room in which to relax.

KITCHEN-DINER

15'5" x 8'10"

Fitted with a range of shaker style wall, base and drawer units with contemporary work-stops. Inset composite sink, side drainer and modern mixer tap. Integrated full sized fridge freezer, electric oven, five point gas hob and stainless steel cooker hood over. Wood effect floor covering. Space to add a dining table and chairs making this the ideal space for family meal times or for cooking/eating with friends. Useful under-stairs storage cupboard which is plumbed for a washing machine.



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TO THE FIRST FLOOR

Staircase from the entrance vestible leading up to...

LANDING

With access hatch into the loft. Door into...

BEDROOM ONE

10'9" x 9'9"

A good sized double bedroom, the window provides good light and a pleasant outlook.

BEDROOM TWO

9'9" x 8'11"

Another good sized double bedroom, or, could be used as a dressing room, nursery etc.

BEDROOM THREE

6'5" x 5'11"

An ideal work from home office.

BATHROOM

5'9" x 5'5"

Fitted with a modern three piece suite comprising panel bath with shower over and a glazed screen, low flush WC and a pedestal wash

hand basin. Ceramic tiles to splash-back areas, ceramic tiled floor. Ladder style central heating radiator.

OUTSIDE

At the front of the house is a low maintenance garden. At the rear of the house there is an enclosed garden comprising lawned area and two paved patio/seating areas upon which you can sit out, have a BBQ and soak up the sunshine.

ADDITIONAL SERVICES - Disclosure Of Financial Inte

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to

clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today option 3.

BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.



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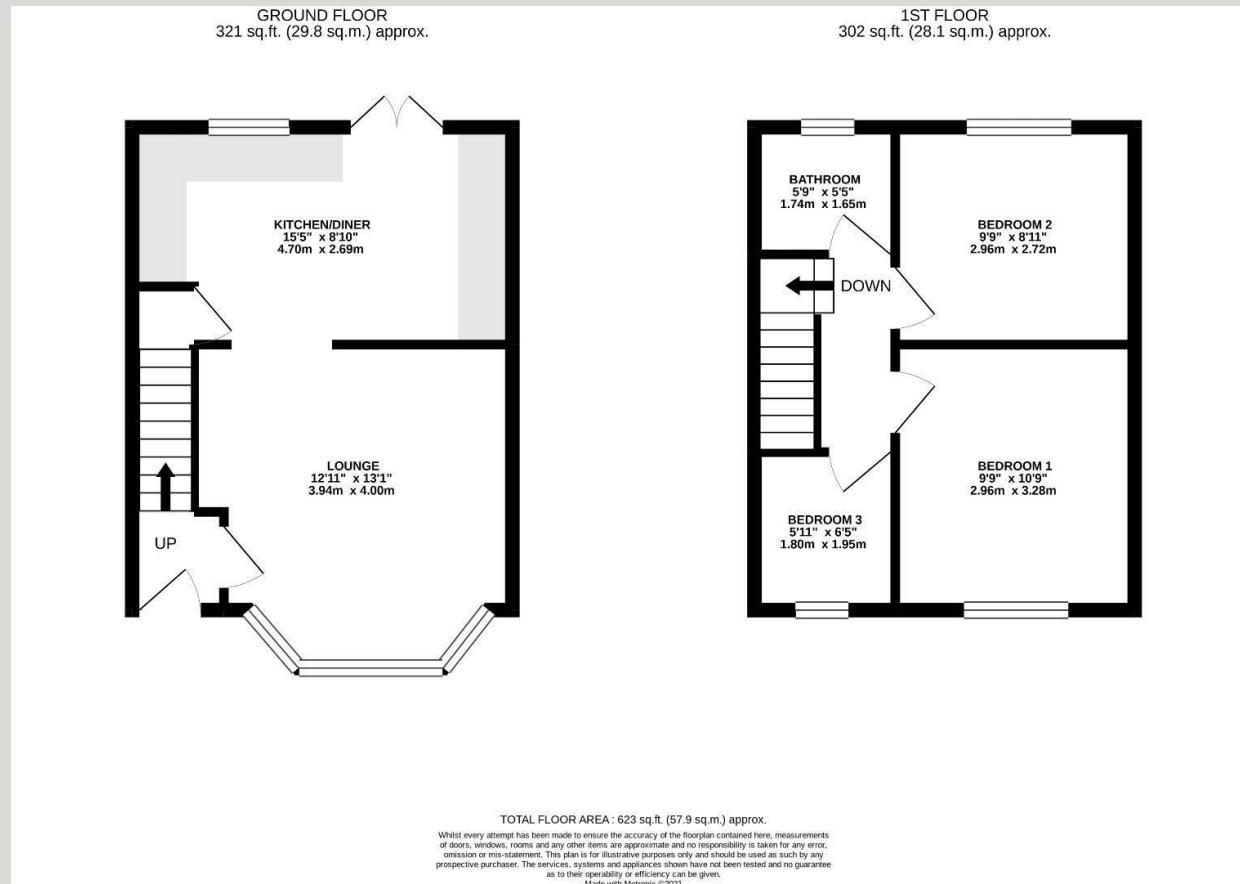
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

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