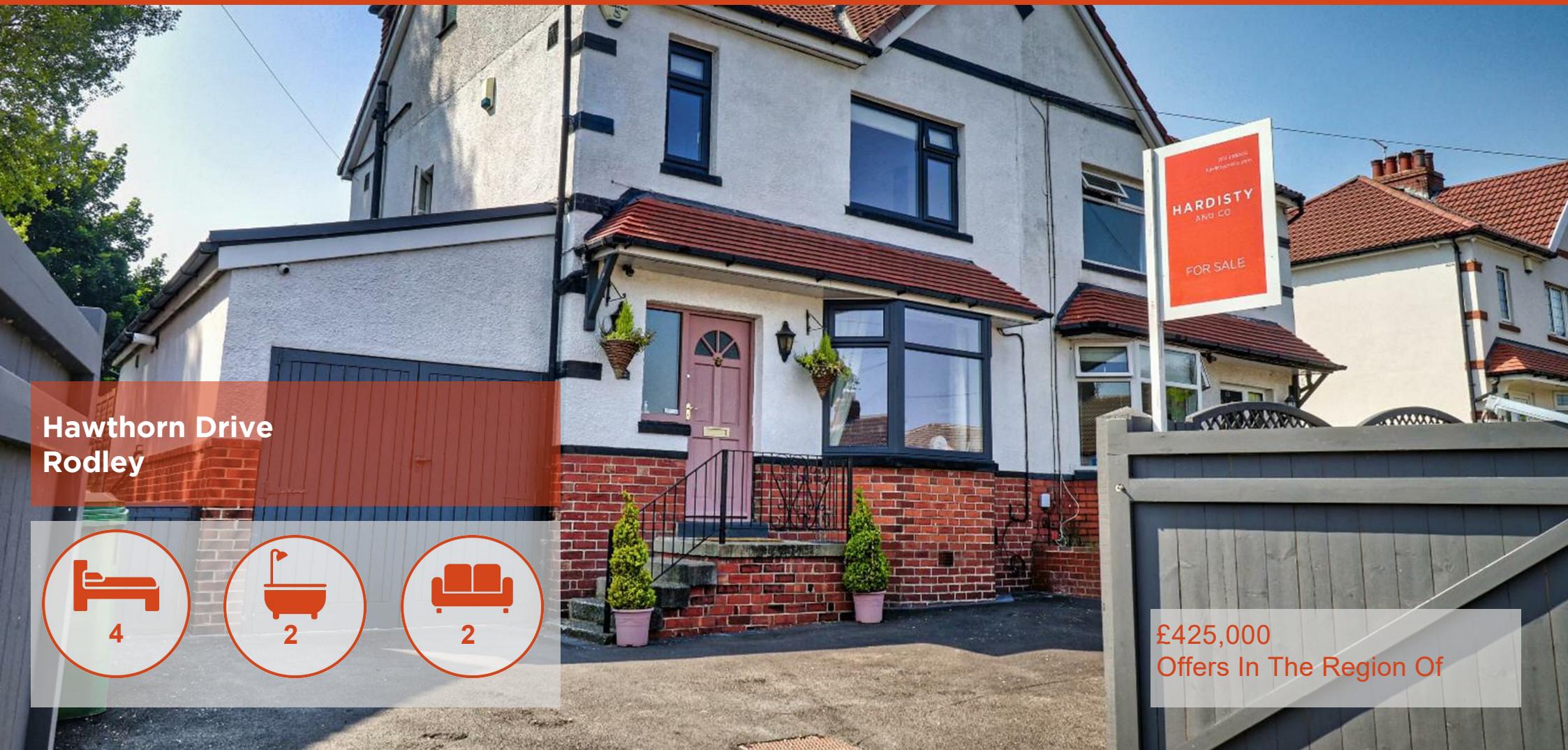


HARDISTY AND CO



Hawthorn Drive
Rodley



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£425,000
Offers In The Region Of

HARDISTY AND CO

A superb, EXTENDED FOUR bed., family home with impressive LARGE GARDEN & stylish interior, well planned for modern living with fabulous open dining kitchen with access out to the garden, lounge, family room & INTEGRAL GARAGE with utility facilities! STUNNING MASTER bed., suite to 2nd flr with ENSUITE, RECENT, LUXURY house bathroom, TWO further DOUBLE beds., with fitted furniture & a single/nursery/study. With gated entry & ample PARKING this family home must be viewed at your earliest convenience! QUIET, peaceful setting yet perfect for commuters, good access to amenities & SCHOOLS & close to lovely weekend walks & bike rides by the canal. EPC - D



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INTRODUCTION

Great opportunity! Delightful quiet, peaceful setting yet convenient with great commuter links, local amenities, schools and lovely weekend walks and bike rides on your doorstep on the canalside. A superb, spacious, extended four bedroom family home, over three floors offering modern and stylish interior, impressive large family garden, ample parking and with secure gated entry, comprises, to the ground floor, an entrance hall, good size bay fronted lounge, superb open 27' dining kitchen to the rear with access out to the garden, stunning family room and useful guest WC. To the first floor are two double bedrooms, both with fitted furniture, a single bedroom/home office or maybe a nursery and a recently fitted luxury three piece house bathroom. To the second floor is the Master bedroom suite - perfect with large, bright and airy bedroom, fitted furniture and modern ensuite shower room. Outside there's parking on the driveway, leading to the integral garage (accessed internally from the kitchen) and the large family garden to the rear with brick block paved terrace with central firepit, lovely, well tended borders along with a large lawn and summer house. Ideal location, fabulous family home - early viewing a must!

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 1NJ.

ACCOMMODATION

GROUND FLOOR

Timber and glazed entrance door to ...

ENTRANCE HALL

A lovely first impression with modern flooring, staircase up to first floor and doors to ...

SITTING ROOM

12'0" x 14'0"

A light and airy reception room with large bay window to the front, modern decor theme and feature fireplace with cast iron insert.



DINING KITCHEN

12'0" x 27'0"

A fabulous open family space spanning the full width of the house with pleasant outlook over the rear garden, access out to the garden and French doors from the dining area through to the family room. Ample space for dining table and chairs, access to the integral garage and having a modern fitted kitchen with a ceramic sink and drainer with mixer tap, point for a gas stove and with an integrated cooker hood over. Plumbing for a dishwasher and washing machine. A lovely, open family space - great for day to day living or for entertaining at the weekend!

FAMILY ROOM

10'8" x 12'5"

Truly stunning! Overlooking the garden, a really versatile family space - perfect for rest and relaxation, with access out to the garden.

GUEST WC

5'0" x 2'5"

A modern two piece suite - essential for a busy family home.

FIRST FLOOR

LANDING

With a window to the side, stairs up to second floor and doors to ...



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LUXURY HOUSE BATHROOM

6'0" x 8'5"

A generous family bathroom, recently fitted, modern and stylish with a shaped shower bath, WC and basin set into vanity storage unit. Modern shower over the bath with rainfall style showerhead, stunning tiling to wet areas and heated towel rail. Window to the rear elevation.

BEDROOM TWO

12'0" x 12'0"

A double bedroom at the front of the house with pleasant aspect and modern fitted furniture to alcoves.

BEDROOM THREE

12'0" x 12'0"

Another double bedroom at the rear of the house with lovely garden outlook and fitted furniture to one wall.

BEDROOM FOUR

6'7" x 6'3"

A single bedroom at the front of the house, perfect home office or nursery if required.

SECOND FLOOR

MASTER BEDROOM SUITE

19'0" x 13'0" (max)

A fabulous size Master bedroom at the top of the house - a real haven offering superb long distance views from the window to the rear elevation, lots of natural light from the Velux skylight and fitted furniture. Door to ...

ENSUITE SHOWER ROOM

5'6" x 8'6"

A modern ensuite shower room incorporating a shower cubicle, floating basin and WC. Feature modern tiling and heated towel rail. Lovely and spacious too!

OUTSIDE

There's a great family garden to the rear! Boasting a large brick block paved terrace with central firepit, delightful, well tended borders and large level lawn with summerhouse. Would make a great kids' play house or maybe a home office if required. To the front is a driveway providing parking and the property offers secure gated entry.

ATTACHED GARAGE

15'8" x 8'0"

Ideal for storage with electric and the boiler housed here.

BROCHURE DETAILS

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

ADDITIONAL SERVICES - Disclosure Of Financial Interests

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 0113 2390012 option 3.



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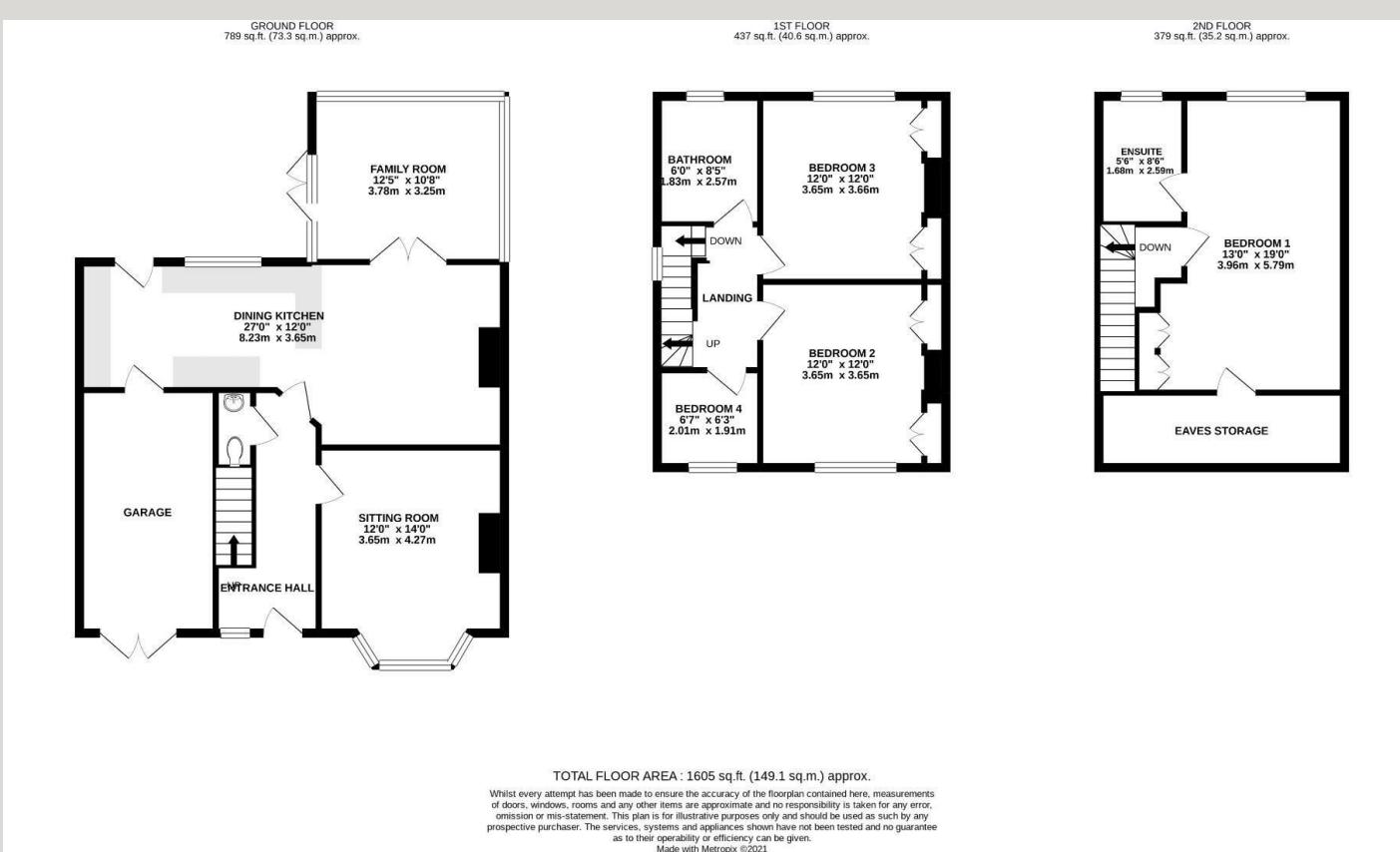
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC	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

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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