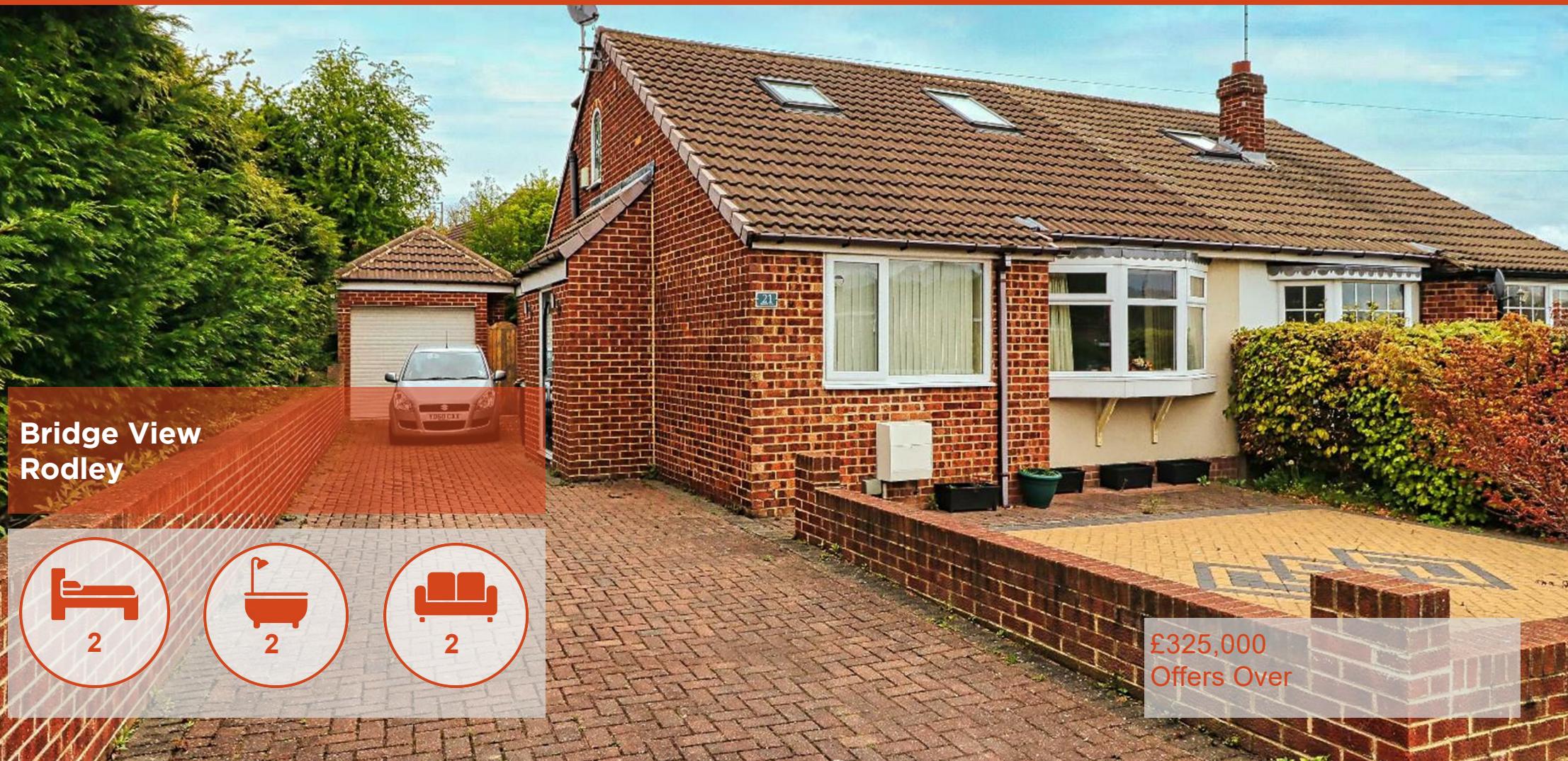


# HARDISTY AND CO



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SUPERB, SPACIOUS TWO DOUBLE bed., semi detached BUNGALOW in such a QUIET, PRIVATE CUL DE SAC location, yet close to excellent amenities, SCHOOLS, great COMMUTER LINKS & some lovely CANALSIDE WALKS or BIKE RIDES! Low maintenance paved to front & rear, DRIVEWAY PARKING & DETACHED GARAGE with UTILITY & WORKSHOP! Briefly, entrance hall, two reception rooms, BREAKFAST KITCHEN, 2nd DOUBLE bed., & bathroom to ground flr & MASTER bed., with walk in robe & ENSUITE SHOWER ROOM to 1st flr. A real hidden gem here, will suit a number of buyers & will not be around for long! EPC - D



## INTRODUCTION

A rare opportunity in such a sought after Rodley location. A superb, spacious, two double bedroom semi detached bungalow situated in a quiet, private cul-de-sac in Rodley, close to beautiful canalside walks, local amenities, transport links and schools. This property offers spacious accommodation throughout and has low maintenance, paved gardens to the front and rear, driveway parking and a large garage (17'1" x 9'3") offering utility and workshop space! Comprises, entrance hall, spacious bay fronted lounge, extended Breakfast Kitchen with contemporary fixtures and fittings, well planned to wrap round to dining/office area, downstairs second, double bedroom and downstairs bathroom with walk-in-bath. Upstairs, the property boasts a lovely Master suite with walk in wardrobe and ensuite shower room. So much on offer in such a prime Rodley location!

## 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 1LS.

## ACCOMMODATION

**TO THE GROUND FLOOR**  
uPVC front door leading into...

### PORCH

Providing a welcome shelter from the elements. Space for coats and shoes etc. Door into...

### HALLWAY

Light and airy, with neutral decor theme. Staircase to the first floor with a useful understairs storage cupboard. Alarm system control panel. Doo rinto...

### LOUNGE

14'7" x 9'8"  
Spacious, light and airy with neutral scheme of decor. Large bay window flooding the room with natural light. Feature marble fireplace with inset electric fire, which forms a lovely focal point to the room and is ideal for those chilly days.

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## DINING

13'2" x 9'8"

With neutral decor theme. Recessed ceiling spotlights.

## BREAKFAST KITCHEN

16'4" x 9'6"

Fitted with a good range of cream shaker style wall and base units with quality 'Corian' worksurfaces over. Inset ceramic sink with side drainer and mixer tap. Integrated appliances include oven and induction hob with extractor over, microwave and dishwasher, with space for a fridge/freezer. Island unit with seating. Wood effect tiled floor. Plinth lighting. French doors open outside into the garden.

## BEDROOM TWO

10'1" x 8'4"

A spacious, bright and airy double bedroom with fitted wardrobes, which provide good hanging and storage space. Pleasant decor.

## BATHROOM

8'5" x 5'9"

Walk-in bath with shower attachment over, walk-in shower with thermostatic control and a vanity unit with granite top, inset wash hand basin with mixer tap, storage below, vanity mirror over and a W.C. Chrome heated towel rail.

## TO THE FIRST FLOOR

Staircase from the hallway leading up to...

## LANDING

With doors into...



## BEDROOM ONE

14'7" x 9'5"

Such a spacious and smart bedroom with dormer window. Fitted drawers, pleasant decor theme. Useful walk-in robe (9'8" x 3'4") with velux window, the perfect place to store away your clothes. Door into...

## EN-SUITE

9'5" x 7'4"

Fitted vanity unit with mirror over, inset sink with mixer tap and storage below, W.C and shower enclosure with thermostatic control. Recessed ceiling lights, chrome heated towel rail. extractor fan.

## OUTSIDE

At the front of the house there is a lengthy brick block paved driveway which provides off-street parking for three-four cars, this in turn leads to a large tandem garage (17'1" x 9'3") which is divided into two, providing a workshop and a store (9'3" x 4'0"), with space for a washing machine and tumble dryer. The garage is insulated and has an electric door, this could also provide a superb work from home office if required. There is a well maintained garden with flower/shrubs and space to sit out, entertain friends etc.

## 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.

## PLANNING & BUILDING REGS.

We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.

## SERVICES - Disclosure Of Financial Interests

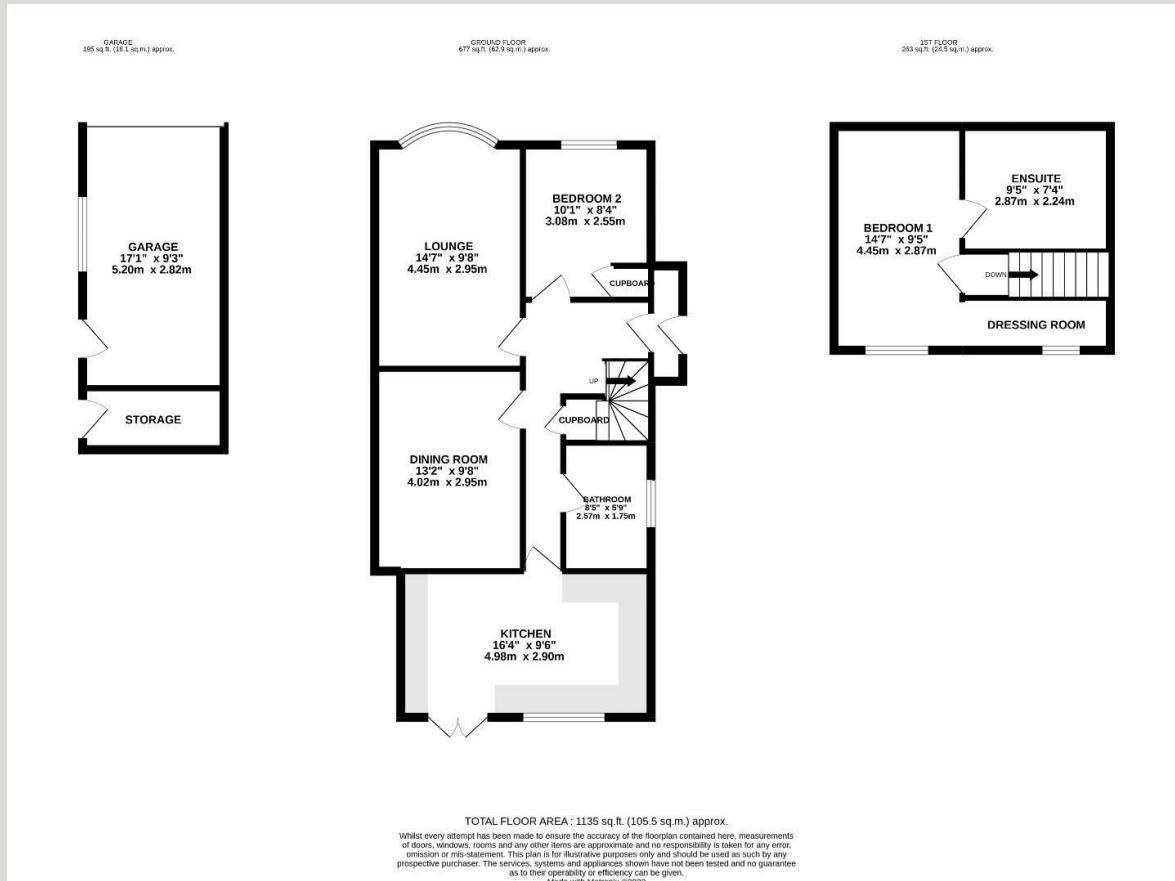
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage 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.

## BROCHURE DETAILS

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



# HARDISTY AND CO

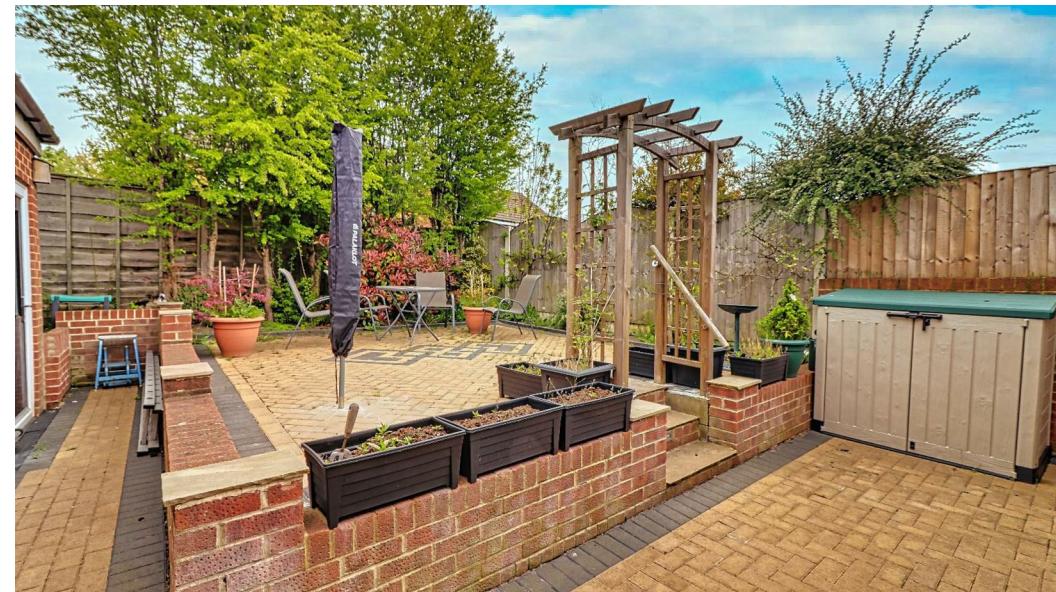


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England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