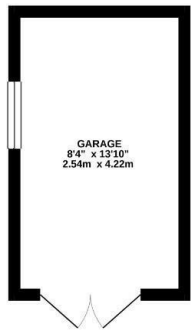
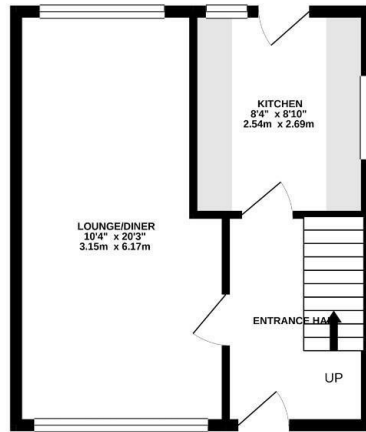


HARDISTY AND CO

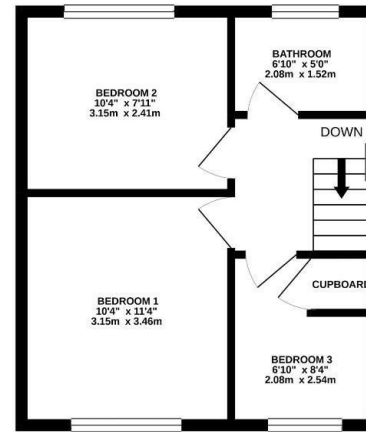
GARAGE
116 sq.ft. (10.7 sq.m.) approx.



GROUND FLOOR
348 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan ©2021.

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.

Horsforth
horsforth@hardistyandco.com
0113 2390012

Guseley
guseley@hardistyandco.com
01943 870970

Otley
otley@hardistyandco.com
01943 468999



hardistyandco.com

HARDISTY AND CO



St. Andrews Close
Rodley

£250,000

3 BEDROOM HOUSE - SEMI-
DETACHED

hardistyandco.com

INTRODUCTION

Lovely private, tranquil cul de sac setting! This three bedroom semi detached family home is ready to move straight into and offers a good size family garden to the rear with paved seating area, lawn and some stunning long distance views over the Aire Valley! There's parking for three cars and a detached garage. Sited close to Rodley's excellent amenities, schools, fabulous weekend activities at the Leeds Liverpool Canal and with great commuter links, so many boxes can be ticked off here! Comprises, to the ground floor, an entrance hall, bright and airy lounge/diner with dual aspect to the front and rear elevations and a modern fitted kitchen with integrated electric oven, hob and extractor fan over. Upstairs are the three bedrooms, two of which are double rooms and a single, child's room or maybe a home office at the front of the house. A modern shower room with a walk in shower completes the first floor. Early viewing of this one 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 Owlcotes 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 1JE.

ACCOMMODATION

GROUND FLOOR

Steps up to composite entrance door to ...

ENTRANCE HALL

With staircase up to the first floor, understair storage cupboard and doors to ...

LOUNGE/DINER



20'3" x 10'4"

Wow!! Such a good size reception room with dual aspect to the front and rear elevations so flooded with natural light too! Fabulous outlook to the rear.

KITCHEN



8'10" x 8'4"

A fitted Shaker style kitchen with stainless steel sink and side drainer with mixer tap, tiling to splashbacks and integrated electric oven, hob and extractor fan over. Plumbing for a washing machine and space for an under counter fridge and freezer. Dual aspect to the rear and side elevations and access out to the garden.

FIRST FLOOR

LANDING

With lovely, light landing with window to the side, recessed spotlighting and doors to ...

BEDROOM ONE



11'4" x 10'4"

A double bedroom at the front of the house with pleasant outlook and lots of natural light.

BEDROOM TWO



10'4" x 7'11"

A large single, small double sited at the rear of the house with some stunning far reaching views over the Aire Valley - perfect guest bedroom.

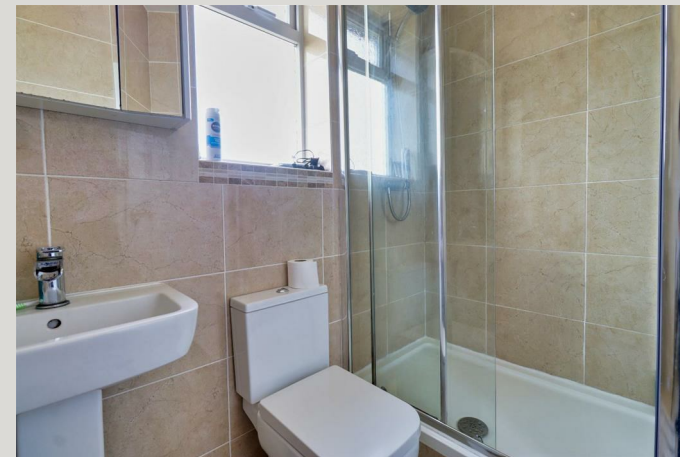
BEDROOM THREE



8'4" x 6'10"

A single bedroom or maybe a home office or nursery with a window to the front elevation. Useful fitted storage.

SHOWER ROOM



6'10" x 5'0"

Incorporates a walk in shower enclosure with thermostatic shower, WC and wash hand basin. Fully tiled to walls and floor. Window to the rear elevation.

OUTSIDE



There's off street parking for up to three cars at the front, a lawned garden and detached garage 13'10" x 8'4". The rear garden offers those amazing views and has a paved seating area - there is lots of scope here to develop further.

BROCHURE DETAILS

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

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 0113 2390012 option 3.

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