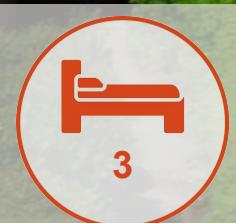


HARDISTY AND CO



St. Andrews Close
Rodley



£220,000
Offers In The Region Of

HARDISTY AND CO

IMPRESSIVE THREE BEDROOM APARTMENT IN A BEAUTIFUL, CHARACTERFUL BUILDING IN RODLEY VILLAGE -

Offering superb space - check out the floor plan! This impressive apartment boasts space over the entire first and second floors! A private entrance door gives access to stairs to the first floor and three bedrooms, a large lounge, comprehensively fitted kitchen and bathroom. The loft conversion offers superb occasional studio/home office space and super storage. There is parking to the rear and use of a basement for storage. NO CHAIN SALE!



INTRODUCTION

Superb space! Check out the floor plan! Set in this beautiful and characterful building, this impressive apartment boasts space over the entire first and second floors! A private entrance door gives access to stairs to the first floor and three bedrooms, a large lounge, comprehensively fitted kitchen and bathroom. The loft conversion offers superb occasional studio/home office space and super storage. There is parking to the rear and use of a basement for storage. No chains sale!

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 1JE.

ACCOMMODATION

TO THE GROUND FLOOR

Timber entrance door into...

HALLWAY

'L' shaped, with plenty of space for coats and shoes etc.

Staircase to the first floor. Doors into...

LOUNGE/DINER

17'9" x 15'0" (max)

A lovely sized reception room with dual aspect windows providing views and lots of natural light. Bright, neutral decor theme. Ample space for large comfy lounge furniture etc. The views are a prime feature of this room, fabulous!... Flowing well into the kitchen...

KITCHEN

11'0" x 6'6"

A functional kitchen in need of some modernisation with scope to add your own stamp in time if desired. Fitted with a comprehensive range of oak cabinetry and drawers, which provide good storage space. Complementary worksurfaces over. Inset black one and a half bowl sink, side drainer and modern mixer tap. Integrated electric oven and four point hob. Plumbed for a washing machine, space for a tall fridge/freezer, point for a dishwasher. The window provides a pleasant view.



BEDROOM ONE

16'0" x 9'7" (into robes)

A super double room with a lovely outlook from the window. Fitted with wardrobes and drawers along the width of one full wall, providing ample hanging and storage space.

BEDROOM TWO

13'0" x 9'7"

Another good sized double bedroom, bright and airy with modern decor theme. The window provides a lovely outlook.

BEDROOM THREE

10'0" x 9'3"

Great to have three such good sized double rooms! Bright and airy, neutral decor and that view!!

BATHROOM

8'0" x 6'8"

A spacious bathroom fitted with a three piece suite comprising bath with shower over, W.C and corner sink with taps.

LOFT ACCESS

The current vendor has recently installed a staircase to access the invaluable space within the loft. It should be noted that Building Regulation approval has not been sourced, therefore, this area is suited to occasional use only. Briefly comprising...



LOFT/STUDIO

20'0" x 26'0"

Such a fantastic occasional space oozing character and to be used to suit your own personal requirements, either as a studio, guest area, work from home office etc. Windows with obscured glass to the front and side elevations.

LOFT/STORAGE

14'0" x 20'0"

Additional space that a purchaser could further develop, add windows etc, subject to the necessary permissions etc.

LOWER GROUND FLOOR

There is an externally accessed basement underneath the building which is shared, currently providing useful additional storage space briefly comprising...

ROOM ONE

12'0" x 10'0"

Providing handy storage space - (shared).

ROOM TWO

11'8" x 12'0"

Useful practical storage space (shared).

OUTSIDE

There is off-street parking within the car park.

LEASEHOLD & RELATED CHARGES

We understand that the property is leasehold and may therefore carry an annual charge for

maintenance/ground rent. We are advised that the following applies.

Length of Lease 999 years - with 959 remaining as of 2022 - Ground Rent N/A and Maintenance charge of £635 PA.

Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors.

PEPPERCORN LEASE

As with a vast majority of properties in the Calverley and surrounding areas a 'peppercorn' lease exists whereby in many cases a long lease of 999 years was granted when the property was built. Usually a small annual fee is payable in the form of a Peppercorn Ground Rent. Usually, no service charge is payable. As we are not leasehold specialists, clarification regarding lease terms, length and any associated charges should be sought via legal advice. We would however advise that this is very common place and normal in this area and not something that we have seen affects value or future sale ability.

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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	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.



HARDISTY SALES

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