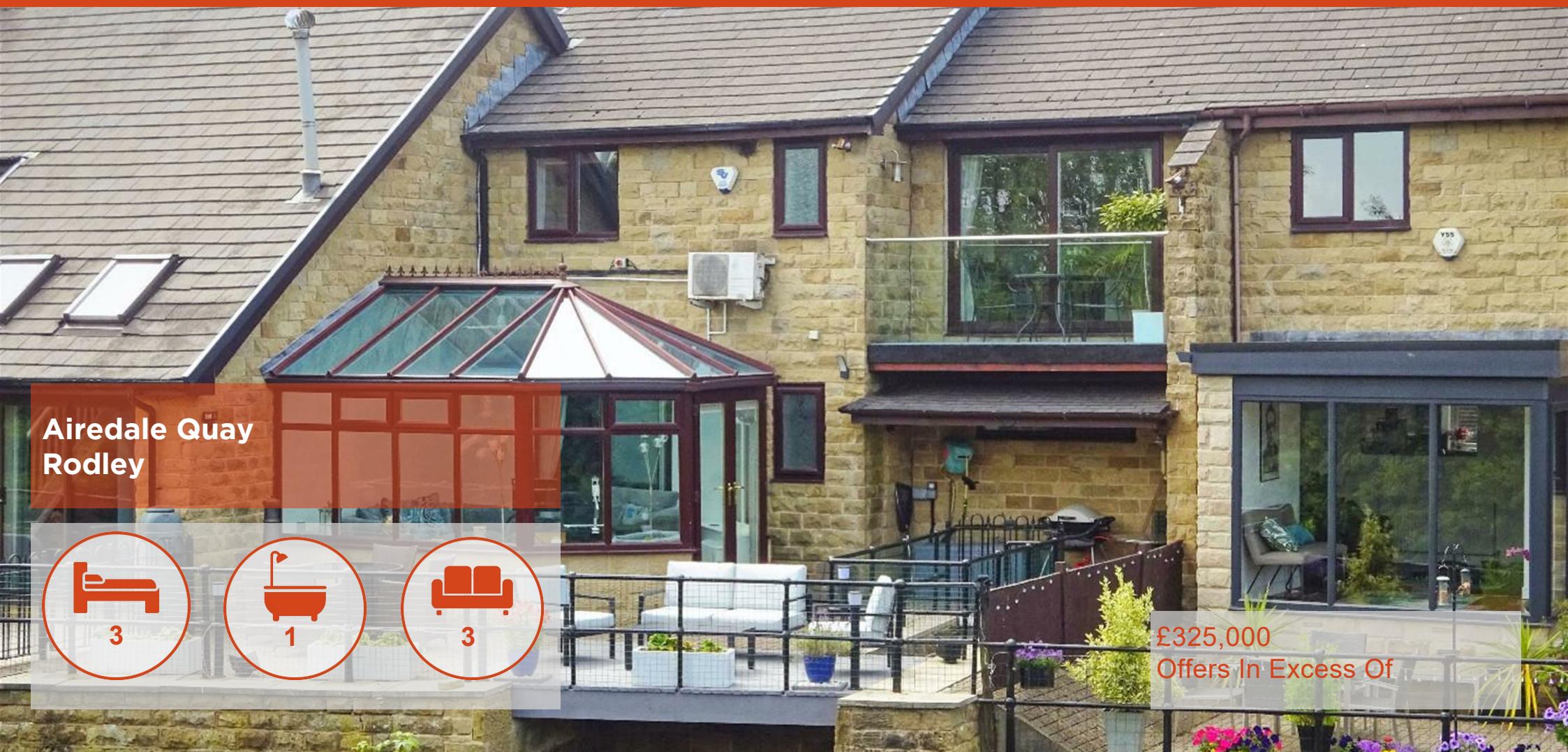


HARDISTY AND CO



Airedale Quay
Rodley



£325,000
Offers In Excess Of

HARDISTY AND CO

Wow! What a stunning setting, backing onto the canal with beautiful views! A well presented three bedroom home with versatile accommodation including, entrance hall, kitchen, dining room & conservatory along with utility room & storage garage. To the first floor there is a large lounge or third bedroom with fabulous balcony, to sit out & enjoy those views & two further good size bedrooms and bathroom. A super home - stunning position with private mooring & a terrace & decked garden ideal for Alfresco dining or just sitting out & watching the wonderful wildlife on your doorstep. Convenient for commuters and amenities alike! Will not be around for long!
EPC - C



HORSFORTH
horsforth@hardistyandco.com
0113 2390012

GUISELEY
guiseley@hardistyandco.com
01943 870970

OTLEY
otley@hardistyandco.com
01943 468999

LS12
ls12@hardistyandco.com
0113 2310933

hardistyandco.com

INTRODUCTION

Wow! Such a rare opportunity!! What a stunning setting backing onto the Leeds Liverpool canal with beautiful views and wildlife to enjoy! A well presented home with versatile space including, entrance hall, comprehensive fitted kitchen, dining room/snug with scope to open up into the kitchen if required and a super conservatory along with utility room with covered veranda so great for drying those clothes even though it's raining outside and a useful storage garage. To the first floor there is a large lounge or bedroom with stunning balcony overlooking the canal and there are two further good size bedrooms and modern, stylish, fully tiled house bathroom. A super home - stunning position with private mooring, terrace and decked garden, ideal for Alfresco dining and sitting out enjoying the amazing views! Convenient for commuters and amenities alike! Early viewing of this one is 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 1NZ.

ACCOMMODATION

GROUND FLOOR

Composite entrance door to ...

ENTRANCE HALL

With modern colour theme, staircase up to the first floor, useful under stair storage and doors to ...

KITCHEN

11'1" x 7'4"

A modern, comprehensive fitted kitchen with ample storage and worktop space, integrated double electric oven, four point gas hob and extractor fan over. Integrated fridge freezer and plumbing for a dishwasher. One and a half bowl stainless steel sink and side drainer with mixer tap. Pleasant outlook to the front.



DINING ROOM/SNUG

11'3" x 10'2"

Sited adjacent to the kitchen so scope here to open up into the kitchen to create a large family dining kitchen. Sliding patio doors lead through to the ...

CONSERVATORY

13'0" x 12'0"

A lovely addition with modern glazed roof, flooring and neutral decor theme. A delightful light and airy space with pleasant garden views and access out to the garden - really versatile family space.

UTILITY

6'0" x 10'7"

A really useful, practical space with covered area so you can dry the washing even if it's raining outside. Plumbing for a washing machine and space for a dryer - a must have for a busy family home.

GUEST WC

6'4" x 3'0"

Incorporating a modern two piece suite and part tiled in modern ceramics, remainder in neutral decor theme. Window to the rear elevation.

INTEGRAL GARAGE

10'9" x 9'0"

With up and over door and providing great storage if needed.

FIRST FLOOR

LANDING

With doors to ...



HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

OTLEY

otley@hardistyandco.com
01943 468999

LS12

ls12@hardistyandco.com
0113 2310933

hardistyandco.com

LOUNGE/BEDROOM THREE

18'7" x 10'6"

Wow!! A lovely, large room with a stunning view!! Dual aspect to the front and rear elevations and the real feature here is the balcony - space for table and chairs so perfect for sitting out, relaxing and taking on those wonderful views! Could be third bedroom too if needed so great flexibility here.

BATHROOM

7'0" x 6'0"

A modern, stylish house bathroom suite with a shower over the bath, WC and pedestal wash hand basin. Fully tiled to walls and floor in modern ceramics, chrome heated towel rail and window to the rear elevation.

BEDROOM TWO

8'0" x 13'7" (max)

A double bedroom at the rear of the house with fitted furniture to one wall, fitted storage and that lovely outlook. Some may use as the Principal bedroom, the choice is yours.

BEDROOM ONE

9'0" x 14'5" (max)

Another double bedroom located at the front of the house with pleasant aspect, modern decor theme and generous fitted furniture.

OUTSIDE

Wow!!! To the rear is a superb terrace and deck, taking

advantage of the beautiful canalside outlook and with useful covered barbecue space. Steps lead down to a private mooring (or fishing peg) - perfect for water enthusiasts or for those enjoying watching delightful nature on your doorstep.

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 contractors. 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.



HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

OTLEY

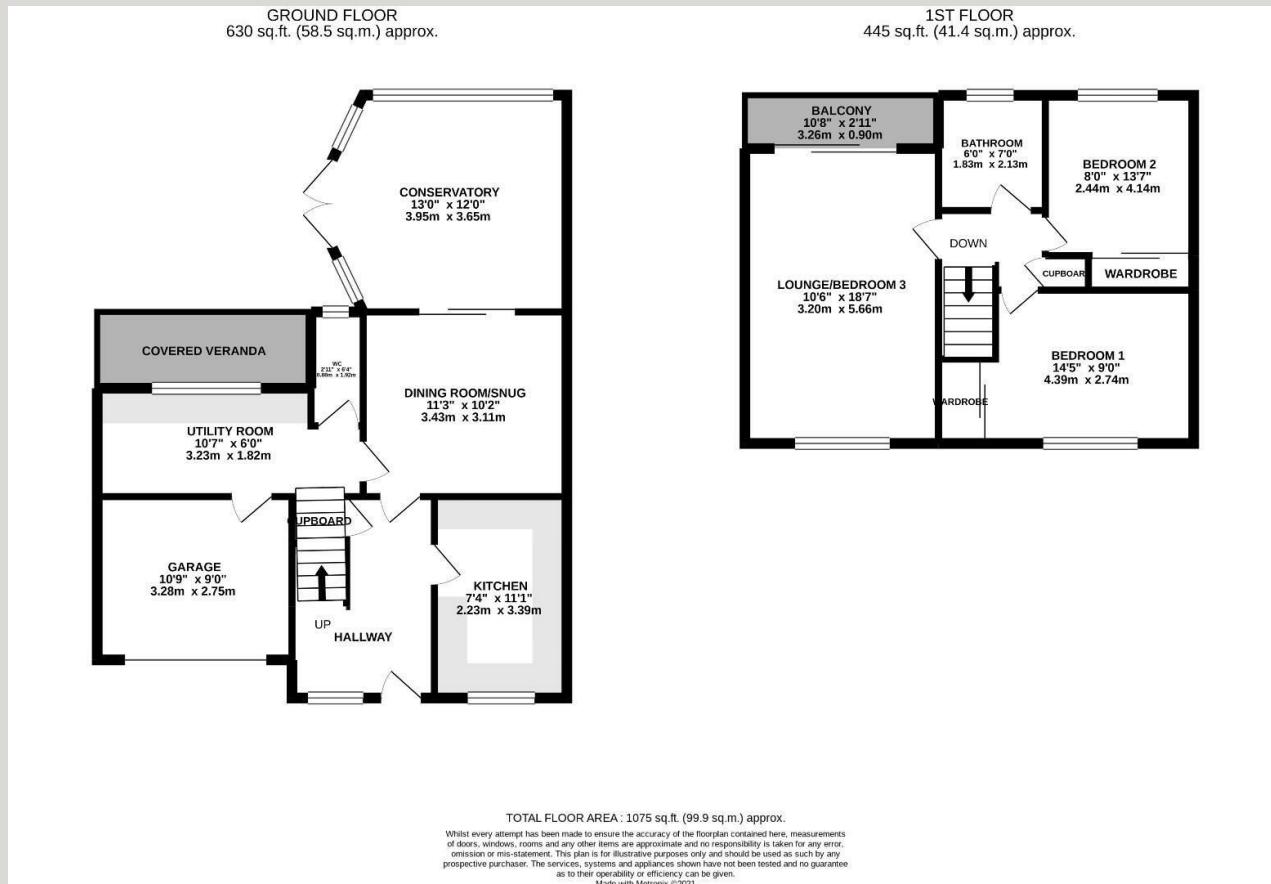
otley@hardistyandco.com
01943 468999

LS12

ls12@hardistyandco.com
0113 2310933

hardistyandco.com

HARDISTY AND CO



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(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	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.



HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

OTLEY

otley@hardistyandco.com
01943 468999

LS12

ls12@hardistyandco.com
0113 2310933

hardistyandco.com