



## Rodley Lane

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- Substantial 4/5 bed detached
- Self contained offices/annex
- Electric gated gdns/Dbl garage
- Recent kitchen & bathrooms
- Commutable. EPC..B

EPC Rating B

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# Rodley Lane

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A COMMANDING, DETACHED RESIDENCE with EXTENSIVE LIVING SPACE, Plus SELF-CONTAINED HOME OFFICES/BUSINESS AREA or ANNEX FOR RELATIVES - The stylish/quality kitchen and bathrooms have been recently re-fitted. 4/5 BEDROOMS & 3 BATHROOMS Extended & versatile, occupying a sizeable plot, with enclosed gardens, a large parking forecourt & DOUBLE GARAGE with a large insulated/fully boarded loft, all tucked privately away behind electric gates. Conveniently positioned close to commuter links, beautiful canal-side walks and nature reserve, with good schools, local amenities and the park also close. CCTV. First phase Solar Panels installed with a 4kw system covering most of the utility bills.. EPC - B



## INTRODUCTION

A commanding and substantial detached family home, extended to create an ideal business/work from home area which is attached to the main house and enjoys access from both the main residence, and independent/separate access too. This area also provides scope to create a self-contained annex for dependent family too if required. Occupying a sizeable, private plot, with enclosed gardens that wrap around the house, a large parking forecourt and a large double garage with an extensive insulated/fully boarded loft, all tucked away behind electric gates. Enjoy the nature reserve or a lovely walk along the canal, either towards Leeds or out towards Apperley Bridge, on a flat walking surface for those who don't like inclines. The Barge pub has a terrace overlooking the canal, or just walk, escape from it all and enjoy looking at the narrowboats along the way. Conveniently positioned close to Leeds city centre commuter links, good schools, local amenities and the park. Excellent/versatile space of some 2000sqft plus...boasting generous living/reception rooms, four/five good sized bedrooms, along with three bathrooms, the stylish/quality kitchen and bathrooms have been recently re-fitted. In all, a great family home! CCTV. First phase Solar Panels installed with a 4kw system covering most of the utility bills.

## 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. New Forge station is also only 20 minutes walk via canal towpath. 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

From our office at New Road Side, Horsforth (A65) proceed up to the Horsforth roundabout. Turn left into Broadway (A6120), this in turn changes to Horsforth New Road. At the Rodley Roundabout turn left into Rodley Lane. Continue along and past Rodley Community Park on the right hand side, and past Woodworks Timber. The Driveway to the property can be found just after the next speed camera on the right hand side identified by our For Sale board. Post Code LS13 1AA (however please do follow the above).

## ACCOMMODATION

### TO THE GROUND FLOOR

Entrance door into...

### ENTRANCE

Spacious with door into...

### OFFICE

14'3" x 8'3"

With neutral decor and a garden outlook, this is useful/flexible room.

### MAIN ENTRANCE HALL

uPVC/glazed door with glazed side panels letting natural light into and leading into the hall. With painted spindle balustrade staircase to the first floor. Door into....

### PLAYROOM/OFFICE

14'8" x 14'6" (max)

A really versatile space with neutral decor theme. Two velux windows. Perfect as a work from home office, play room, guest area or self-contained annex. Neutral decor.

### WC

9'8" x 3'0"

A modern convenience with two piece suite comprising W.C and wash hand basin.

### GARAGE

19'6" x 20'0"

With electric up & over door and offering great space. Extensive boarded and insulated loft area accessed via a loft ladder and a separate staircase, offering further potential.

### LOUNGE

17'0" x 12'9"

Of excellent proportions and full of natural light. Smart decor, with 'Dentil' ceiling cornice. Good sized window. Neutral colour to the walls. Two wall light points. Television aerial point. A lovely cosy family space.

### DINING ROOM

11'0" x 18'8"

Such a lovely sized room and full of natural light that floods through from the window and the patio doors that open into the garden. Ample space for a large dining table and chairs, plus sofas etc, perfect for family gatherings or entertaining. Neutral decor with ceiling coving. Television aerial point.

### KITCHEN

14'0" x 10'7"

The kitchen is stylish and modern, recently re-fitted with a comprehensive range of high gloss cabinetry and drawers with contemporary work-surfaces over. Inset stainless steel sink, side drainer and modern mixer tap. Integrated double 'Neff' ovens and four point gas hob with extractor canopy over. Integrated dishwasher and fridge/freezer. Vertical heated radiator. Fully tiled to the walls and floor in contrasting, stylish and modern tiling. Inset ceiling spotlights. Good sized window with a garden outlook. Door into...



#### UTILITY ROOM

13'0" x 10'8"

A sizeable, smart utility room with fitted units and work-tops complementary to the kitchen. Point for tumble dryer and plumbed for washing machine. Inset sink, side drainer and mixer tap. Ceramic tiling to most of the walls with paint finish to the remainder. Tiled floor. uPVC window overlooking the garden and uPVC stable style door leading outside.

#### SHOWER ROOM

10'6" x 3'5"

Luxuriously appointed, having a walk-in glazed shower enclosure with 'rainfall' shower head, low flush W.C and pedestal wash hand basin. Striking tiles to the floor and walls. Chrome heated towel rail. Window aiding natural light and ventilation.

#### TO THE FIRST FLOOR

Staircase from the ground floor hallway leading up to...

#### LANDING

Leading into...

#### BEDROOM TWO

13'0" x 9'0"

A lovely sized room with fitted wardrobes, providing excellent hanging and storage space.

#### BEDROOM THREE

18'3" x 7'7"

An excellent sized room, formerly two rooms, with fitted wardrobes. Dual aspect windows let in lots natural light.

#### BEDROOM FOUR

13'0" x 7'0"

Currently fitted with a comprehensive range of storage/wardrobes etc to facilitate a dressing room, but could easily be reverted back to a bedroom again if required. The window provides a pleasant outlook.

#### HOUSE BATHROOM

8'3" x 10'6"

Luxurious and spacious. The quality suite comprises panel bath, bidet, low flush WC and 'floating' vanity unit with storage below and inset wash hand basin with mixer tap and a good sized walk in shower enclosure with thermostatic control and 'rainfall' shower head. Quality contrasting tiling to the walls and porcelain tiling to the floor. Chrome heated towel rail. Window aiding natural light and ventilation. Inset ceiling spotlights.

#### MASTER SUITE

Comprising...

#### MASTER BEDROOM

16'0" x 13'3"

An excellent sized master bedroom with comprehensive fitted furniture comprising wardrobes, dressing table bedside tables etc. The window provides a pleasant outlook. Door into...

#### EN-SUITE

7'6" x 5'0"

Very smart and stylish, fitted with a four piece suite comprising low flush W.C, bidet, wash hand basin and a corner shower cubicle with electric shower. Fully tiled to the walls and floor in striking ceramics. Chrome heated towel rail. Window aiding natural light and ventilation.

#### TO THE OUTSIDE

The property is tucked away privately behind electric gates, enjoying an excellent degree of peace, quiet and privacy. There is a forecourt to the front providing excellent off-street parking, in turn leading to the double garage. Above the garage is an extensive boarded/insulated loft area which is accessed via a pull-down ladder and stairs from the office. There is an entrance door into the office/annex and a further entrance into the main residence. Wrap around gardens are delightful, mainly laid to lawn with flower/shrub borders and paved seating areas which provide entertaining/relaxation space.

#### BROCHURE DETAILS

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

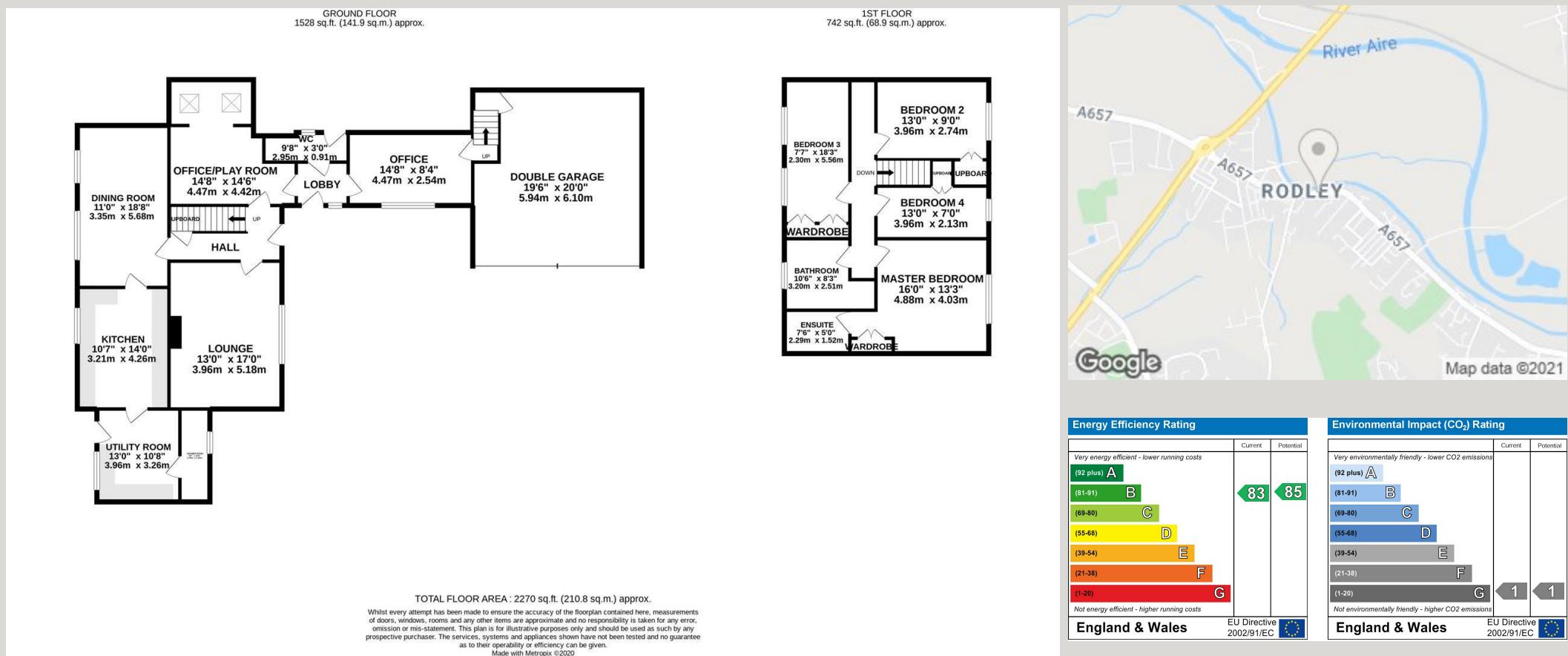
#### MORTGAGE SERVICES

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.



# Leeds

## Rodley



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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