



HOME

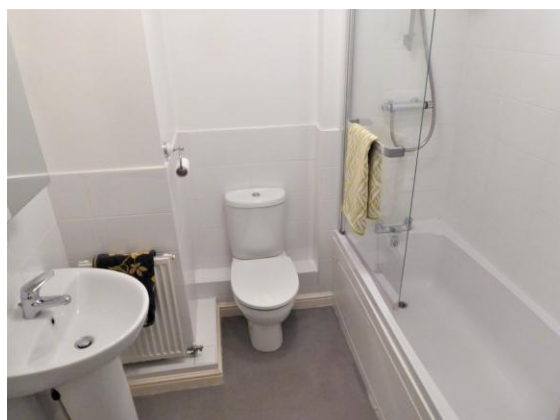
MARKETING & MANAGEMENT

3 NORMINGTON HOUSE, TOWLER DRIVE, RODLEY LS13 1PB

£139,999



Well Proportioned First Floor Apartment
 2 Double Bedrooms (1 with Fitted Robe)
 Spacious Living Room with Dining Area
 Fitted Kitchen with Appliances
 Modern White Bathroom, Mains Shower
 Gas C/Heating. White uPVC Dble Glazing
 Door Entry Phone. Designated Parking
 Extensive Communal Lawned Gardens
 Quiet, Convenient Courtyard Cul de Sac
 Near Aire Valley + Canal Walks. No Chain



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GENERAL DESCRIPTION

WELL PROPORTIONED MODERN FIRST FLOOR APARTMENT ** TWO DOUBLE BEDROOMS (ONE with FITTED DOUBLE WARDROBE) ** CONTEMPORARY NEUTRAL DECOR ** SPACIOUS LIVING ROOM with DINING AREA. FITTED STAINLESS STEEL ELECTRICAL FAN ASSISTED OVEN & GAS HOB, EXTRACTOR HOOD, STAINLESS STEEL 1.5 BOWL SINK, DRAWERS ** MODERN WHITE BATHROOM with MAINS SHOWER over Bath ** Gas CENTRAL HEATING** White uPVC GEORGIAN STYLE DOUBLE GLAZING ** DOOR ENTRY INTERCOM TELEPHONE ** DESIGNATED PARKING ** EXTENSIVE & WELL MAINTAINED COMMUNAL LAWNED GARDENS, SHRUBBERY BORDERS & WALKWAYS ** QUIET RESIDENTIAL CUL DE SAC COURTYARD LOCATION ** GOOD ACCESS to the AIRE VALLEY with CANALSIDE WALKS & NATURE RESERVE, BARS & RESTAURANTS, GOLF COURSES, THE OWLCOTES CENTRE & TRAVEL to LEEDS & BRADFORD ** OF PARTICULAR INTEREST to FIRST TIME BUYERS, PROFESSIONAL COUPLES & LANDLORDS SEEKING GOOD SIZED CONTEMPORARY ACCOMMODATION in AN ADVANTAGEOUS & CONVENIENT LOCATION ** NO CHAIN SALE.

TENURE

Leasehold
Leasehold - 110 years remaining. Ground rent £200 per annum. Service charge £951.55 per annum which includes: Buildings insurance, window cleaning and communal area maintenance. Garden maintenance and Greenbelt £150 per annum

ROOM MEASUREMENTS

ENTRANCE HALL 9' 9" x 7' 6" (2.97m x 2.29m) max
LIVING ROOM 12' 2" x 12' 0" (3.71m x 3.66m) max
DINING AREA 9' 6" x 7' 4" (2.9m x 2.24m)
KITCHEN 12' 10" x 7' 5" (3.91m x 2.26m)
DOUBLE BEDROOM 1 11' 10" x 11' 8" (3.61m x 3.56m) max
DOUBLE BEDROOM 2 8' 6" x 8' 6" (2.59m x 2.59m) max
BATHROOM 6' 8" x 6' 0" (2.03m x 1.83m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

Pudsey, 4 The Ives, Lidget Hill,
Pudsey, West Yorkshire LS28 7DS
Tel: 0113 2 361 461

www.homemm.co.uk

