



HOME

MARKETING & MANAGEMENT

2 AIREDALE HOUSE, RODLEY LANE, RODLEY LS13 1BG

£84,995



Modern Second Floor Apartment

1 Double Bedroom

Open Plan Living with Laminate Flooring

uPVC D/G & Electric Heating

Fitted Kitchen Area

Neutral Décor. Door Entry

Communal Lawned Gardens

Long Lease. Parking Area

Wooded Outlook & Valley Views

No Chain. Ideal for FTB

£84,995

GENERAL DESCRIPTION

A spacious and smartly presented modern second floor apartment set in a private courtyard development situated in Rodley. Comprises: entrance lobby; large living/dining room with door entry intercom phone and cupboard with plumbing for washing machine; open plan modern fitted white/grey kitchen including integral fridge; double bedroom; modern white bathroom suite with mains shower over bath; contemporary light neutral decor; electric wall panel heating; white uPVC double glazing; wooded outlook over fields and long distance Aire valley views; communal lawned gardens; large forecourt with designated and visitor parking. This attractive home will be of particular interest to first time buyers, young professionals and landlords seeking affordable, well presented accommodation in a sympathetic contemporary development, retaining character and with superb views

TENURE

Leasehold

170 year long leasehold from 2024 (no ground rent).

Service charge £1093.71 per annum including gardening, exterior maintenance, window cleaning and building insurance. (Paid for 2025)

ROOM MEASUREMENTS

ENTRANCE LOBBY 3' 7" x 3' 1" (1.09m x 0.94m)**LIVING / DINING ROOM** 11' 11" x 10' 5" (3.63m x 3.18m)**KITCHEN AREA** 7' 0" x 5' 3" (2.13m x 1.6m)**DOUBLE BEDROOM** 16' 0" x 11' 1" (4.88m x 3.38m) MAX**BATHROOM** 7' 8" x 4' 7" (2.34m x 1.4m)

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm**9.00am – 1.00pm****Closed**

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

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

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.