



HOME

MARKETING & MANAGEMENT

9 RODLEY HALL, TOWN STREET, RODLEY LS13 1HW

£175,000



- Duplex Apartment
- 2 Ensuite Double Bedrooms
- Characterful Conversion
- Open Plan Living Area
- Granite Kitchen
- Low Service Charges & Peppercorn Ground Rent
- Communal Gardens
- Canal Walks close by
- Good Ring Road Access
- Car Parking



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GENERAL DESCRIPTION

Executive style 2 En-suite double bedroom duplex apartment situated in a beautifully renovated Victorian school house situated in the sought after area of Rodley. Will be of particular interest to discerning professionals seeking a blend of contemporary finish with a period charm.

Comprising: feature spiral staircase; open plan living/kitchen/ dining with alpine oak flooring; modern fitted integral kitchen area with granite work tops, integral washer dryer/ dishwasher/ fridge; 2 Ensuite Double bedrooms with feature ceiling beams; full en suite bathroom to master and jack and jill en-suite shower room to second bedroom; communal secure garden and outdoor seating area, off street parking in secure gated car park; electric wall heaters; telephone door entry intercom system. Significant benefit of No ground rent & Service charge just £50 pcm. Early inspection is recommended to appreciate the quality of the finish and period charm

TENURE

Leasehold

999 year long leasehold from 01/01/2007.

Peppercorn ground rent. Service charge c. £600 per annum including building insurance.

ROOM MEASUREMENTS

OPEN PLAN LIVING/KITCHEN/DINING 17' 10" x 16' 11" (5.44m x 5.17m)

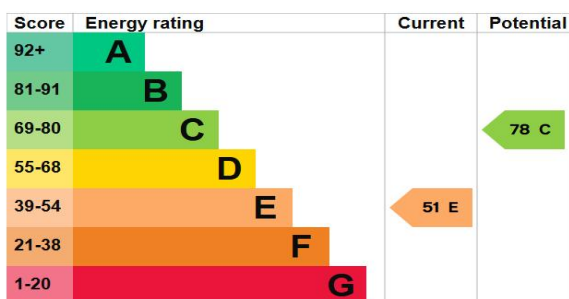
LANDING 7' 10" x 5' 2" (2.41m x 1.58m)

MASTER BEDROOM 12' 5" x 10' 9" (3.80m x 3.29m)

MASTER ENSUITE 7' 4" x 4' 7" (2.24m x 1.40m)

BEDROOM 2 12' 5" x 10' 1" (3.79m x 3.09m)

SHOWER ROOM (JACK & JIL) 6' 1" x 4' 5" (1.86m x 1.37m)



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.