



## 57 Coal Hill Lane, Leeds, LS13 1DD

A charming two bedroom character property in the popular town of Rodley.

This stone terrace house contains a large reception room with high ceilings and a feature fireplace. A traditional kitchen diner offers access to the basement storage. Upstairs, a master bedroom and guest room are located on the first floor, with a loft room on the second floor. The house bathroom includes a large bath with shower over and a heated towel rail.

A front garden has high fences and foliage for additional privacy. Off street parking is located to the rear of the property.

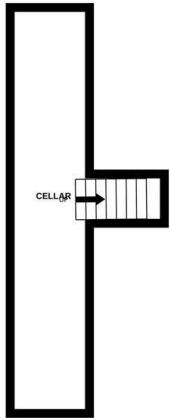
Coal Hill Lane is located less than 1 mile from Rodley Town Street. Tesco supermarket is 0.5 miles away.

- Stone Terrace
- Loft Bedroom
- Front Garden
- Off Street Parking
- Feature Fireplace
- High Ceilings

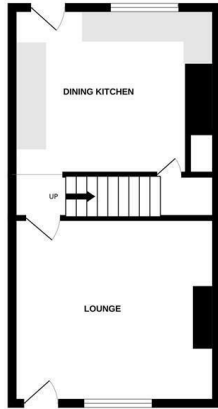
**£235,000**

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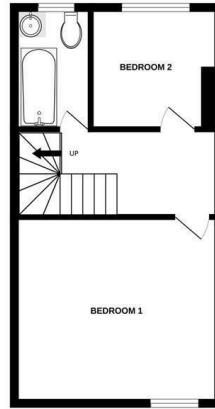
BASEMENT LEVEL  
159 sq.ft. (14.8 sq.m.) approx.



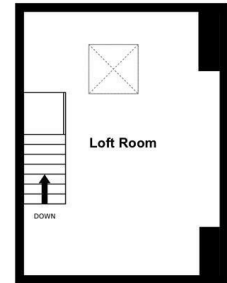
GROUND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (32.9 sq.m.) approx.



ROOF ROOM  
236 sq.ft. (21.9 sq.m.) approx.



COAL HILL LANE

TOTAL FLOOR AREA: 1096 sq.ft. (101.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		48	71
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	