



37 Narrowboat Wharf, Leeds, LS13 1RE

Spacious two-bedroom top floor apartment located within a canal-side development in the charming village of Rodley. Renovated to a high standard with a modern finish. Well insulated with PVCu double glazing throughout, central heating and a fully serviced gas boiler installed 2020.

The master bedroom is well-proportioned and includes an ensuite with shower room. A second bedroom or study could accommodate a double-bed or desk. The recently redecorated house bathroom contains a four-piece suite. The spacious living area encompasses dining, lounge, and kitchen spaces, opening onto a balcony with views of a well-maintained communal garden and scenic canal. The recently upgraded kitchen is equipped with a Neff gas hob, newly installed oven, real wood worktops, integrated washing machine and dishwasher and substantial storage.

The West facing property receives year-round light throughout the day, with beautiful sunsets over the surrounding landscape. The apartment also benefits from secure ground floor secure bike storage, private undercover parking space, with additional off-road visitor spots and is a short walk from local amenities.

- Top Floor Apartment
- Two Double Bedrooms
- Ensuite plus Bathroom
- Allocated Covered Parking
- Secure Bike Storage
- Balcony with Communal Garden
- Canal Views
- Secure Entry System
- EPC C
- Fantastic Location

Asking Price £185,000

www.fletcherprops.com



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Approximate Internal Gross Floor Area - 811 SQ FT/ 76 SQ M

Dimensions as written, illustration for identification purposes - not precisely to scale

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			
England & Wales		78	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

Tel: