



### 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 dishwater and substantial storage.

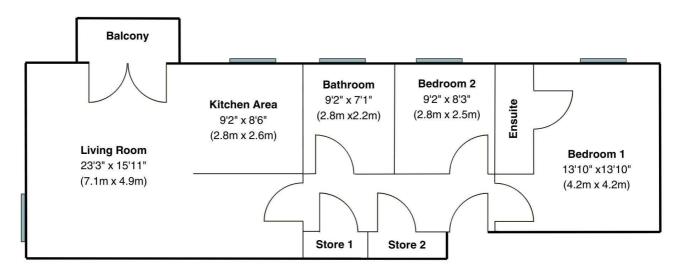
The West facing property receives year-round light throughout the day, with beautiful sunsets over the surrounding landscape. The apartment also benefits from secure ground floor secure bike storage, private undercover parking space, with additional off-road visitor spots and is a short walk from local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





#### **37 Narrowboat Wharf**

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

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

