



11 Ross Terrace, Rodley Lane, Rodley, Leeds, LS13 1BE

Chain Free £199,995

NO CHAIN - Suitable for both first time buyers and investors alike. Well located on Rodley Lane, this is two bedroom back-to-back terrace house on four levels. Requiring some renovation and decoration. With uPVC double glazing, gas combi central heating system, EPC rating C.

Accommodation includes stepped access from street level, ground floor lounge and kitchen, first floor bedroom and bathroom, second floor bedroom and basement room with storage.

STREET LEVEL

The property has an elevated front and is approached via steps from street level

GROUND FLOOR

Secure door into

LOUNGE

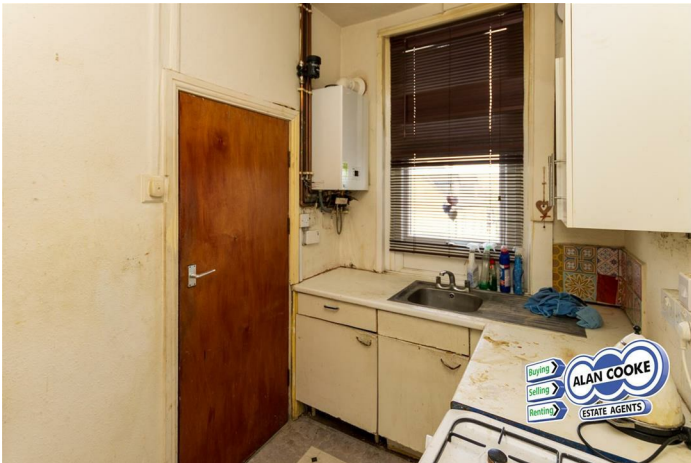
14'5" x 13'5" (4.4 x 4.1)



uPVC double glazed window, central heating radiator

KITCHEN

12'1" max x 5'10" (3.7 max x 1.8)



Requires renovation. Gas-fired combi water and central heating boiler, uPVC double glazed window, door to the basement

FIRST FLOOR

LANDING

BEDROOM 1

14'5" x 9'2" (4.4 x 2.8)



uPVC double glazed window to the front with long views over the valley, central heating radiator

BATHROOM



Requires renovation. Panelled bath, low WC, pedestal wash basin, uPVC double glazed window, linen cupboard

SECOND FLOOR

BEDROOM 2

11'5" x 14'5" + 8'2" x 6'10" (3.5 x 4.4 + 2.5 x 2.1)



uPVC double glazed dormer window, central heating radiator



BASEMENT

Incorporated in England 6539351

BASEMENT ROOM



Including direct access to the front. Window with shutters, plumbing for washing machine

STOREROOM

TENURE

Freehold

COUNCIL TAX

Band A

HOW TO GET THERE

Ross Terrace is accessed directly from Rodley Lane

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

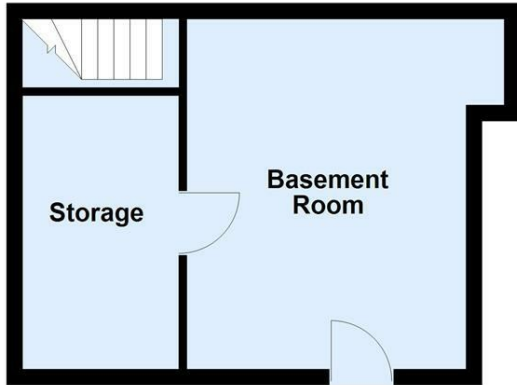
Alan Cooke Estate Agents Ltd

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

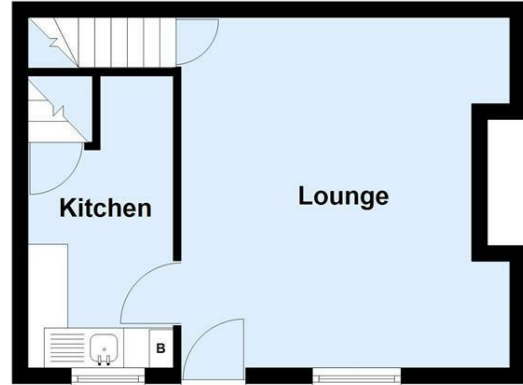


Basement



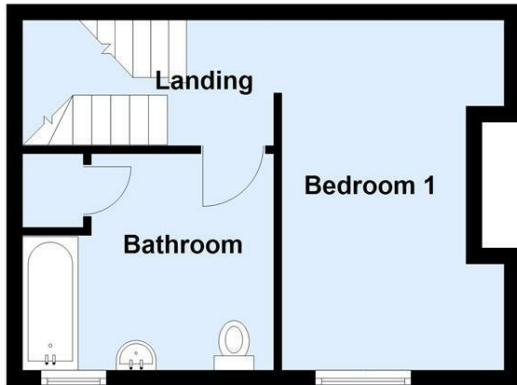
Ground Floor

Approx. 25.8 sq. metres (277.2 sq. feet)



First Floor

Approx. 25.8 sq. metres (277.8 sq. feet)



Second Floor

Approx. 25.8 sq. metres (277.2 sq. feet)

