





Rodley Hall Town Street, Rodley Leeds LS13 1HW



welcome to

Rodley Hall Town Street, Rodley Leeds

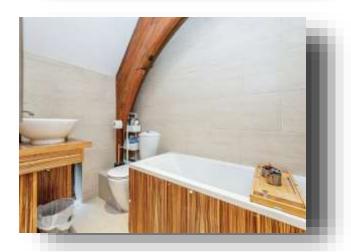
A most inviting two bedroom two en-suite duplex in this unique listed conversion near Rodley park. Perfectly placed for the commuter with easy access to the Ring Road and beyond. The generous living area to the ground floor, follow the spiral staircase to the two bedrooms with en-suite.













Rodley Hall, 151 Town Street

Modern Duplex in a conversion briefly comprising of Open plan living area, Two Bedrooms both being ensuite,

Kitchen Lounge

18' 2" x 17' 3" (5.54m x 5.26m)

A wonderful living space with luxury fitted kitchen having wall hung, drawer and base units with worktop surfaces over, sink with drainer, integrated dishwasher, fridge freezer, washer and oven with extractor fan, Laminate flooring, lounge area and frosted double glazed windows.

Spiral Staircase Bedroom 1

12' 7" x 11' 1" (3.84m x 3.38m)

Being carpeted, with velux window and radiator and access to loft space.

En-Suite

7' 7" x 4' 9" (2.31m x 1.45m)

With low level WC, wash hand basin, bath, heated towel rail, wooden beams to ceiling.

Bedroom 2

12' 8" x 10' 4" (3.86m x 3.15m)

With carpet, radiator and double glazed window.

En-Suite

7' 8" x 4' 8" (2.34m x 1.42m)

Walk in shower, low flush WC, wash hand basin, tiled floor and heated towel rail.

External

Standing in a generous plot and being mainly lawned and enclosed and having an allocated parking space.





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- **Duplex Apartment**
- Spiral Staircase
- Two Bedrooms being En-Suite
- Open Plan living to Ground Floor
- Allocated Parking

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

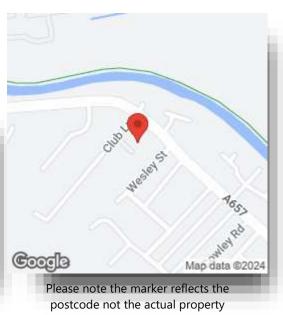
quide price

£180,000









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Property Ref: PDY114308 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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