



Nunthorpe Road, Leeds, LS13 1JS

welcome to

Nunthorpe Road, Leeds

£180000 - £190000 GUIDE PRICE

Beautifully restored two-bed Victorian end-terrace in Rodley, full of character with original features, modern upgrades, and a sunny southeast-facing garden. Ideal for first-time buyers or investors, in a conservation area close to canal walks and local amenities.



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The Sunny Side of the Street

With a southeast perspective, this late Victorian two bedroomed A-rated double-glazed and gas centrally-heated end terrace cottage, built circa-1892 has much to offer. Situated in a greenbelt- and canal-adjacent salubrious conservation village, the property has undergone a recent dedicated neutral period restoration accentuating much of its 130 year-old features. Its fifteen and three-quarter inch Yorkshire stone walls keep it cool in summer and warm in winter.

Cooking On Gas Kitchen

6' x 11' (1.83m x 3.35m)

This fully tiled galley-style kitchen melds traditional and contemporary A-rated appliances complimented by a charming Yorkshire stone floor patinaed and worn from the passage of time. Professionally-designed to optimise storage and workspace, with a designer sink and fittings, a modern gas hob, and a contemporary multifunctional oven, you are free to explore your culinary flair.

Lounge

14' 6" x 14' 4" (4.42m x 4.37m)

Deep Victorian skirtings are complimented by an elaborate cornice and centre rose in this high-ceilinged relaxing and inviting sizeable family room. Focussed around a traditional Adam-style working enclosed fireplace burning logs or solid fuel, it has a stairwell-concealing 130 year-old antique pine door.

Bathroom

8' 10" x 4' 1" (2.69m x 1.24m)

The upstairs fully-tiled period bathroom features an antique lengthy and deep ceramic bath, a matching patinaed antique bone China shanks suite, and a designer Victorian-style Adelphi Shires washbasin with chrome period taps and fittings. The low spotlighted wooden panelled ceiling creates a calming atmosphere, whereas more than adequate water pressure ensures the integral shower generates powerful warm jets. Enclosed with bespoke doors, the highest-rated concealment glass, and a plant-friendly deep windowsill, the upmost luxuriousness and privacy is guaranteed.

Bedroom One

14' 10" x 8' 8" (4.52m x 2.64m)

With a recovered original Yorkshire stone lintel and fireplace, this master bedroom boasts a solid fuel and log burning stove that heats the entire storey, a 130 year-old antique pine door, and a ceiling fan for those otherwise unbearable hot summer nights.

Bedroom Two

8' 11" x 7' 2" (2.72m x 2.18m)

The second bedroom enclosed by another 130 year-old antique pine door, is fitted with 1950s teak shelving that matches that of the stairs and landing, which features a wall of deep clothing- and coat-friendly storage.

External

The garden includes a planted pond, astroturf lawn, and pots ripe for planting. A lengthy garden hose, an outdoor lockable waterproof British Standard 13 Amp socket, and a sizeable Leylandii hedge makes for a practical kerb-appealing package. Extensive chimney stack and roof works undertaken, composite maintenance-free guttering the same profile as the original wooden gutter, should be good for well over 50 years. The loft is fitted with continuous layers of insulation.

Cellar

An extensive cellar provides lower storey access to the entire building's footprint. Recently tanked and fully decorated and floored, it boasts dual radiators and a sump pump that can be run for an entire year for a handful of pounds sterling, that ensures the aquafer remains two feet below the surface all year round.



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welcome to

Nunthorpe Road, Leeds

- £180000 - £190000 GUIDE PRICE
- South Facing Sunny Aspect with a Low Maintenance Front Garden
- Ready to Move into Accommodation
- Sure To Appeal to a Number of Buyers!
- Many Original Period Features
- Many Original Period Features
- Two Bed End Terrace Back to Back Property
- NO ATTIC

guide price

£180,000

Tenure: Freehold

EPC Rating: D

Council Tax Band: A



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116233 - 0006

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