



Bridge Road, Leeds, , LS13 1LR

£550,000

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EXCLUSIVE

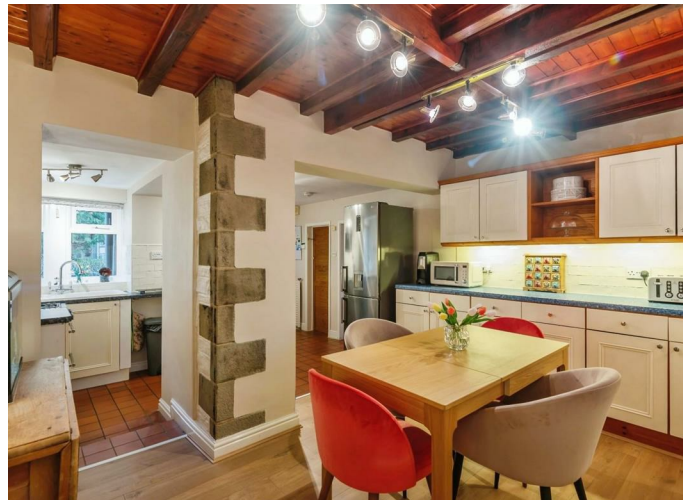


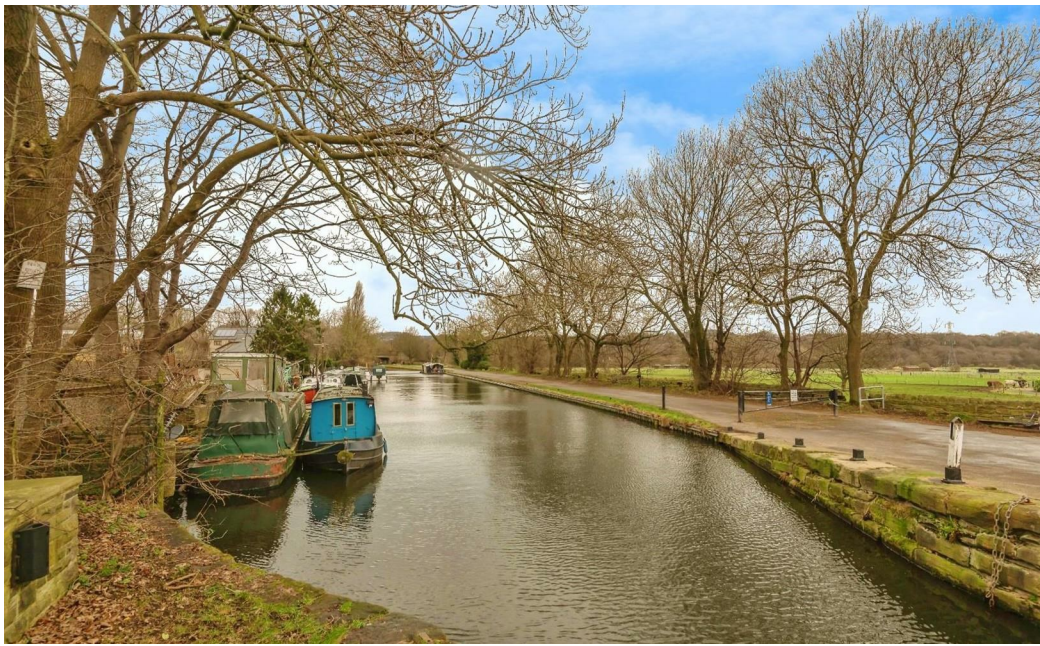
# Bridge Road, Leeds, , LS13 1LR

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This stunning STONE detached property overlooking the Rodley canal bridge, offers generous family sized accommodation, beautiful views of the canal and delightful landscaped private garden, making it the perfect home for families and couples alike.

- Unique Detached property in peaceful location
- Spacious accommodation with 4 double bedrooms
  - Three receptions rooms, all unique
- Recently renovated with some original 1800s features
  - Open-plan kitchen with dining space
  - Private Landscaped garden with shed
- Large detached garage with workshop space
  - Views of the canal and rear garden
- Close to public transport and local amenities
  - Perfect for canal walks





Welcome to this stunning and truly individual **STONE** detached property in a peaceful location, ideal for families and couples. The property is in good condition and offers spacious accommodation with **FOUR** double bedrooms and two bathrooms.

The first bedroom is a double with built-in wardrobes and beautiful views of the canal. The second bedroom is also a double, with two windows and a view of the rear garden. The third bedroom is spacious and located on the side elevation. The fourth bedroom is on the ground floor, providing convenience for those who prefer single-level living.

The property boasts **THREE** reception rooms, each with its own unique features. The snug is a cosy room with a character beamed ceiling and a feature stone fireplace with a multi-fuel stove. The dining room is combined with a conservatory, offering lovely views of the garden. It also has a door leading to a walk-in store and access to loft space. The third reception room is a sitting/music room with a fireplace and access to the garden and a downstairs shower- room, perfect for office use or perhaps a granny annex.

The property also features a spacious open-plan kitchen with a dining area for a breakfast table and a walk-in pantry. The kitchen has storage units, a sink, and a worktop/breakfast bar. The quarry tiled floor adds a touch of elegance to the space.

Outside, there is a lovely landscaped private garden with a shed and a bin store. A large detached garage with workshop space, light, and power is also available. The block-paved gated driveway can accommodate 2-3 cars, and there is even a side entrance porch/utility room, perfect for storing shoes and coats.

With public transport links, walking and cycling routes on the canal and a local shop and restaurant nearby, this property offers both convenience and tranquillity. Don't miss out on the opportunity to own this much loved renovated home with some stunning original features dating back to the 1800s, Significantly extended in 1996, providing even more living space for you and your family. Book your viewing today!



**LIVING ROOM**  
15'1" x 12'11"

**KITCHEN/DINING**  
22'10" x 16'9"

**DINING ROOM**  
18'6" x 12'4"

**CONSERVATORY**  
14'6" x 3'11"

**SITTING ROOM**  
17'3" x 9'11"

**SHOWER-ROOM**  
13'10" x 3'11"

**BEDROOM ONE**  
16'9" x 11'10"

**BEDROOM TWO**  
16'1" x 9'10"

**BEDROOM THREE**  
12'7" x 10'11"



**BEDROOM FOUR**  
12'0" x 11'1"

**STUDY/PLAYROOM**  
17'11" x 11'8"

**HOUSE BATHROOM**  
8'0" x 7'3"

**GARAGE**  
20'2" x 17'10"

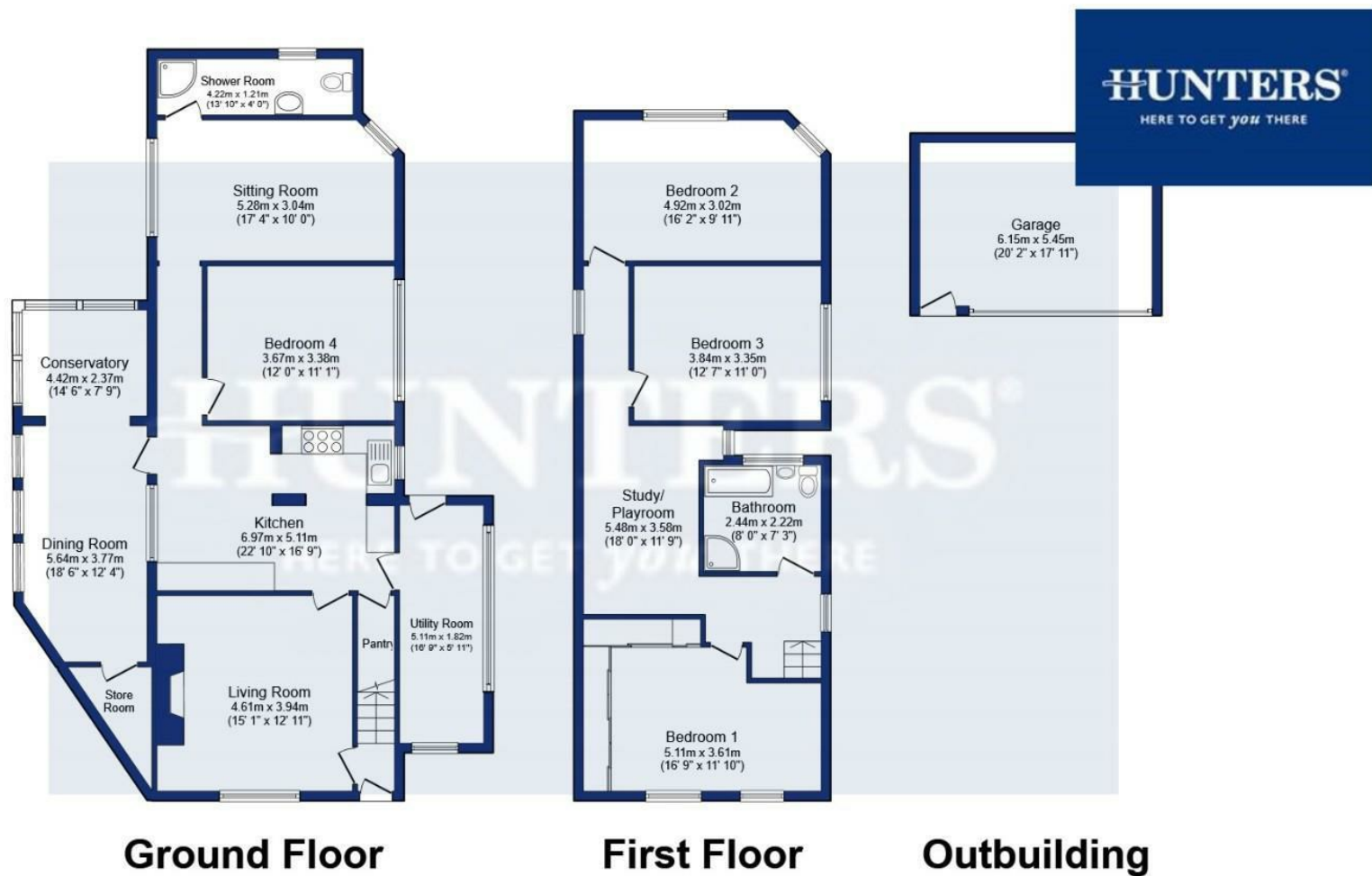


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		79

#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Total floor area 201.4 sq.m. (2,168 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
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