

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Brookfield Gardens

Rodley, LS13 1NN

£199,999



Council Tax: A



# 44 Brookfield Gardens

Rodley, LS13 1NN

£199,999



- Charming terraced property
- No chain involved
- Spacious reception room
- Rear conservatory
- Three bedrooms
- Enclosed rear garden
- Peaceful location
- Close to small park
- Potential to add value

Welcome to this charming mid terraced property that's brimming with potential and ready to put your own stamp on. Currently on the market with no chain involved, it's a fantastic opportunity for couples and families who are looking to create their dream home.

On the ground floor, you'll find a single reception room that's spacious, complete with a cosy fireplace and a lovely view of the garden. The room also features a door leading to the rear conservatory, extending your living space and providing a light-filled area for relaxation or entertaining. The KITCHEN is practical and ready to be transformed into the heart of the home, equipped with storage units, a worktop with sink, and spaces for a cooker and fridge.

Upstairs, there are THREE bedrooms waiting for your personal touch. The first two bedrooms are double sized with laminated wood floors, offering plenty of space for furnishings. The third bedroom is a single room, currently being used as an office but would accommodate a single bed. The BATHROOM houses a white suite with an electric shower over the bath and half-tiled walls.

One of the unique features of this home is the south-facing garden, complete with a conservatory and an enclosed rear space that is part lawned and part paved. It's the perfect spot to enjoy the outdoors, whether you're gardening, hosting a BBQ, or simply relaxing with a book.

The property is situated in a peaceful location, with good school catchment, close to public transport links, green spaces, walking and cycling routes including the Leeds to Liverpool canal, and a small countryside park. Don't miss out on this great opportunity!

## HALL

## LIVING ROOM

17'2" x 13'1" (5.24 x 3.99)

## KITCHEN

13'10" x 7'5" (4.24 x 2.27)

## CONSERVATORY

## BEDROOM ONE

13'1" x 12'7" (3.99 x 3.86)

## BEDROOM TWO

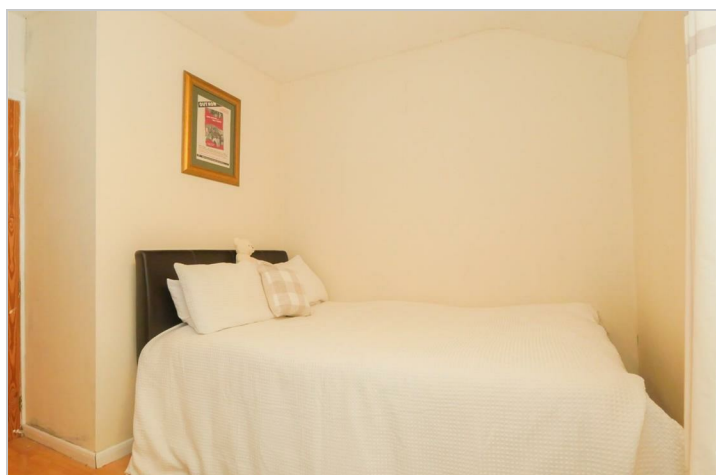
11'2" x 7'5" (3.42 x 2.27)

## BEDROOM THREE

8'10" x 6'7" (2.71 x 2.02)

## BATHROOM

8'4" x 4'9" (2.55 x 1.46)



## Road Map



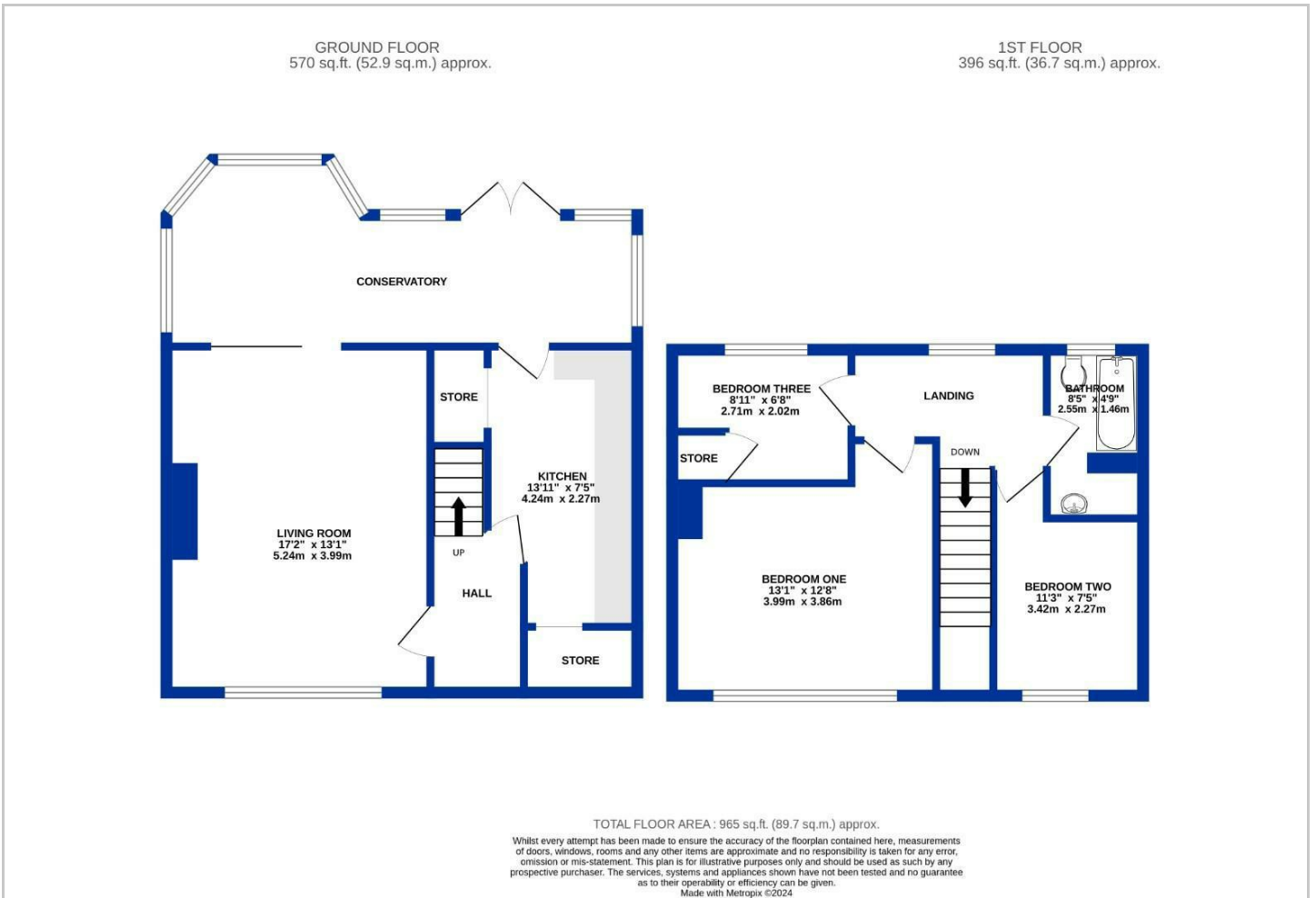
## Hybrid Map



## Terrain Map



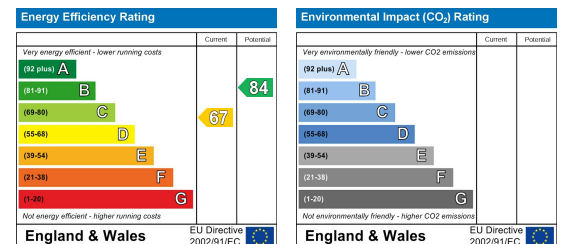
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.