

HUNTERS®

HERE TO GET *you* THERE



Woodeson Lea

Rodley, Leeds, LS13 1RJ

£145,000



Council Tax: B



Flat 7 Woodeson Lea

Rodley, Leeds, LS13 1RJ

£145,000



- Ground floor two-bedroom apartment
- Beautifully presented throughout
- Open-plan heart of the home
- Contemporary kitchen with integrated appliances
- Accessible via ground floor entrance
- Stunning bathroom suite
- Two inviting double bedrooms
- Communal gardens and car parking
- Nearby amenities and canal side walks
- Easy commute to Leeds and connecting motorway links

Welcome to this BEAUTIFUL apartment, situated on the GROUND FLOOR, offering an exceptional blend of style and comfort. Nestled in a convenient location with easy access to public transport links, local amenities, nearby parks and CANAL SIDE walks, it also offers an easy commute to LEEDS.

The ground floor apartment boasts an OPEN-PLAN design, with a CONTEMPORARY kitchen diner, inviting reception room, TWO DOUBLE bedrooms and a stunning bathroom suite. The first and second bedroom are of a similar size, and both present a lovely décor, with the flexibility for either to be used as the main. Both bedrooms are adorned with blinds and have a tranquil view of the gardens.

The BATHROOM offers a stunning tiled suite with a white three-piece set - featuring a bath with an overhead shower and a heated towel rail. The grey tones add a touch of elegance to this haven of relaxation.

The OPEN-PLAN KITCHEN DINER is a chef's dream, complete with sleek wall and base units, contemporary lighting and tiled splashback. The handleless units are ULTRA-MODERN, offering an INTEGRATED dishwasher, fridge/freezer, and oven make for seamless functionality. The dining space, perfect for entertaining guests or family meals, flows seamlessly into the reception room.

The LIVING ROOM is bathed in natural light, thanks to the French doors leading to the front. Ground floor accessible, it is part of the open-plan design, making the space feel even more expansive. A neutral décor keeps this space bright and inviting as you step inside, whilst remaining a blank canvas for its new owners!

With its accessibility and 'READY TO MOVE INTO' finish, this property is ideal for first-time buyers, couples, or those looking to downsize. The flat has an EPC rating of C and falls within council tax band B. Outside, the COMMUNAL GARDENS provide a lovely space to sit outside for a coffee and although parking is unallocated, a well-sized CAR PARK can be found at the front.

Tel: 0113 257 6198

ENTRANCE HALL

LIVING ROOM

9'10" x 14'10" (3.00 x 4.53m)

DINING KITCHEN

11'1" x 17'4" (3.39 x 5.29m)

BATHROOM

6'5" x 6'1" (1.98 x 1.86m)

BEDROOM

11'5" x 8'3" (3.49 x 2.54m)

BEDROOM

10'1" x 11'11" (3.08 x 3.64m)

COMMUNAL GARDENS & CAR PARK



Road Map



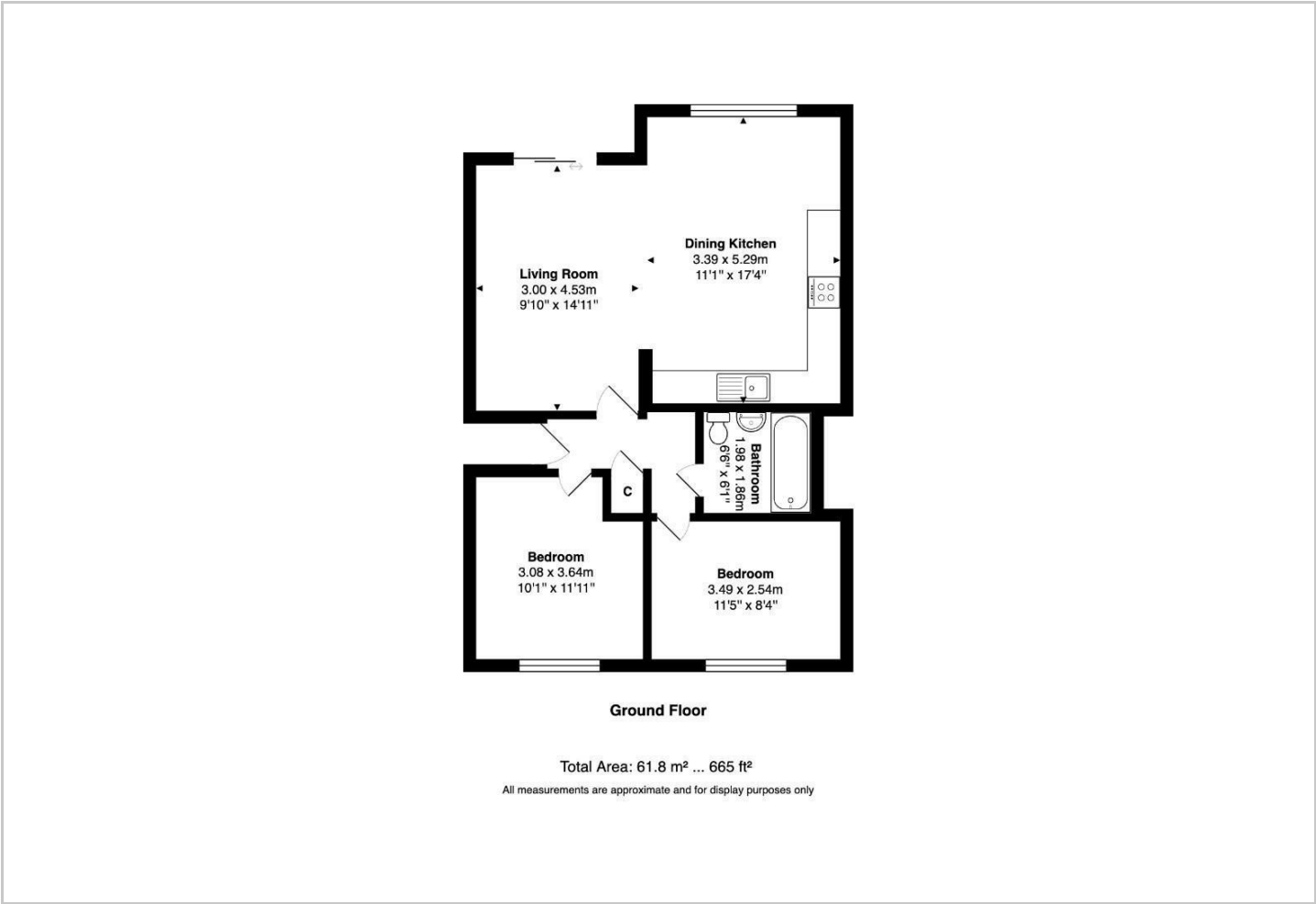
Hybrid Map



Terrain Map



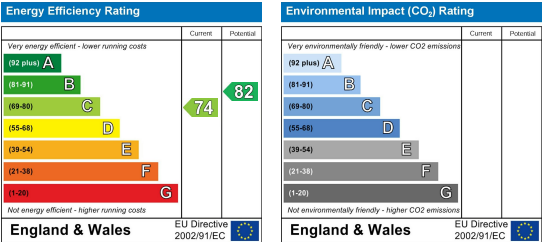
Floor Plan



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.