

HUNTERS®

HERE TO GET *you* THERE



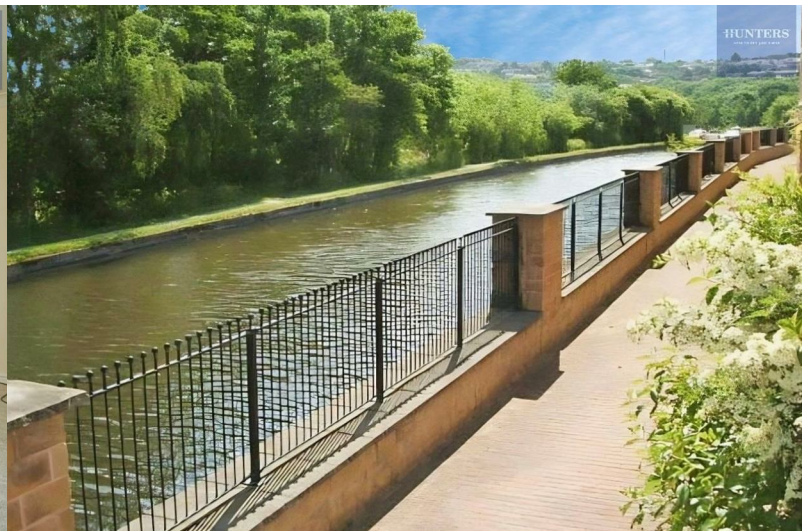
Canalbank View

Rodley, Leeds, LS13 1RG

Chain Free £180,000



Council Tax: B



1 Canalbank View

Rodley, Leeds, LS13 1RG

Chain Free £180,000



- CHAIN-FREE SALE!
- Immaculate ground floor canal-side apartment
- Bright reception with stunning canal views
- Practical kitchen with integrated appliances
- Spacious main bedroom with ensuite
- Allocated covered car port parking
- Contemporary bathroom with shower over bath
- Additional direct access via French doors
- Well-connected location near local amenities
- EPC score 'B', Council tax band: B

Welcome to this immaculate GROUND FLOOR apartment, perfectly nestled in a sought-after LEAFY setting overlooking Rodley Canal. This CHAIN-FREE property combines modern living with comfort and style, featuring additional direct access via French doors and undercover parking in an allocated CAR PORT—ideal for those who value convenience and security.

The spacious RECEPTION ROOM is truly the heart of the home, bathed in sunshine throughout the day and offering BREATHTAKING CANAL VIEWS. Plush carpeting underfoot adds a warm, cosy touch, while the FRENCH DOORS with inset blinds provide seamless access outside—perfect for enjoying your morning coffee while taking in the scenery.

The bright KITCHEN is a joy for any home cook, equipped with an INTEGRATED dishwasher and washing machine, as well as a freestanding fridge freezer. The attractive tiled splashback is both stylish and practical, making this space as functional as it is inviting.

The main BEDROOM is a fantastic double, filled with natural light from dual windows and enhanced by its own ENSUITE SHOWER room, complete with corner shower, sleek white suite, storage cabinet, and extractor fan. The second bedroom is a well-proportioned single—currently set up as a dressing room, but would also make a lovely HOME OFFICE. A handy wardrobe can be included if desired, and the space is ideal for first-time buyers, couples, or downsizers. The main BATHROOM mirrors the apartment's elegant feel with a good-sized BATH and shower over, white WC and sink, and a heated towel rail for a touch of luxury.

This energy-efficient home boasts a B EPC rating, gas central heating, and an intercom entry system. Council tax band B helps keep running costs manageable. Overlooking the TRANQUIL Rodley Canal, this charming home sits within a peaceful, well-connected community, surrounded by beautiful walking routes and just moments from handy LOCAL AMENITIES. Your new chapter starts here!

LOCATION - Rodley, Leeds, is a charming riverside community offering a peaceful village feel while still being just a short drive from Leeds city centre. Well-connected by road and bus, and close to nearby rail stations, Rodley provides easy commuting options while keeping its relaxed, semi-rural character. The housing mix includes quaint stone cottages, modern townhouses, and spacious family homes, many with views over the River Aire or surrounding greenery. The standout feature of Rodley is its natural setting—home to the Rodley Nature Reserve, the Leeds–Liverpool Canal towpath, and scenic riverside walks, making it ideal for outdoor lovers. Local pubs, cafés, and small independent shops add to the area's welcoming atmosphere, while larger shopping and leisure facilities are just minutes away in nearby Horsforth, Farsley, and Bramley. With its friendly community, abundant green space, and excellent location, Rodley is perfect for those seeking a quieter lifestyle without losing city connections.

ENTRANCE HALL

LIVING ROOM

11'5" x 16'7" (3.50 x 5.08m)

KITCHEN

7'10" x 6'7" (2.39 x 2.01m)

BEDROOM ONE

11'11" x 8'10" (3.64 x 2.71m)

ENSUITE

BEDROOM TWO

7'7" x 8'11" (2.32 x 2.72m)

BATHROOM

7'1" x 5'10" (2.16 x 1.79m)

CARPORT X1

COMMUNAL GARDENS



Road Map



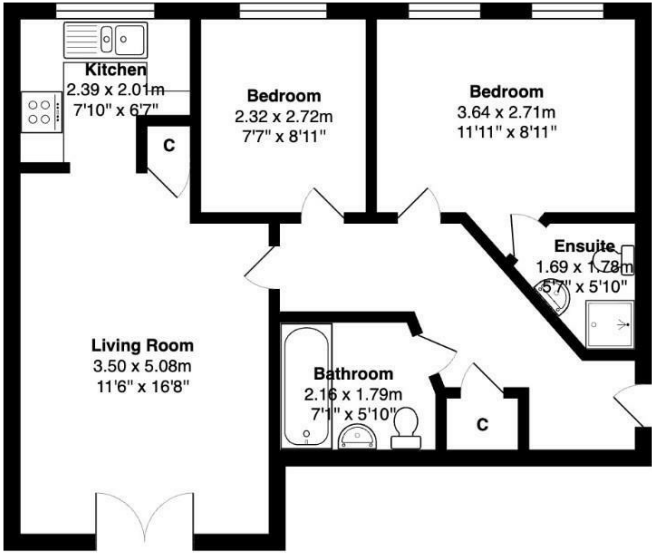
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

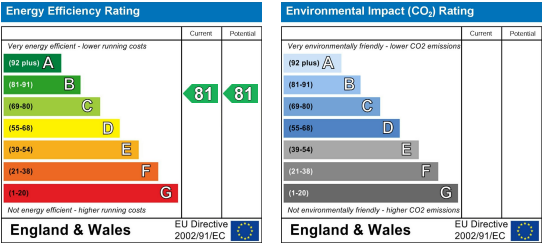
Total Area: 56.7 m² ... 611 ft²

All measurements are approximate and for display purposes only

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.