



1a St. Andrews Close, LEEDS LS13 1JE

welcome to

1a St. Andrews Close, LEEDS

A well-presented ground floor apartment within a charming converted building in sought-after Rodley. Featuring a spacious lounge, fitted kitchen with integrated appliances, double bedroom with built-in wardrobe, modern shower room, and excellent access to Rodley Locks, the canal and Ring Road.



Property Information

Situated within a delightful converted building in the highly sought-after village of Rodley, this well-presented ground floor apartment offers comfortable and convenient living, ideal for first-time buyers, professionals, or those looking to downsize. Service charge currently £31 p/m. The property enjoys an enviable location with short walk to Farsley and close to the picturesque Rodley Locks on the Leeds & Liverpool Canal, offering pleasant waterside walks and outdoor leisure opportunities right on your doorstep. Excellent transport links are also available, with easy access to the Ring Road and surrounding commuter routes..

Lounge

A well-proportioned reception room offering ample space for both seating and dining furniture. The room enjoys plenty of natural light and provides an ideal setting for relaxing or entertaining guests.

Kitchen

Fitted with a range of wall and base units incorporating complementary work surfaces. Featuring a gas hob, integrated oven and a selection of integrated appliances.

Bedroom

Double bedroom benefiting from a built-in wardrobe, providing excellent storage whilst maintaining comfortable floor space for additional bedroom furnishings.

Bathroom

Appointed with a modern three-piece suite comprising low flush WC, wash hand basin, and walk-in shower. Finished to offer a practical and stylish space.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

1a St. Andrews Close, LEEDS

- Ground floor apartment
- Attractive converted building
- Spacious lounge
- Fitted kitchen with gas hob
- Double bedroom with built in wardrobe

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 372.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117125 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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