

10 Town Street, Rodley, Leeds, LS13

1HP

£900 Per Month



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We are delighted to present this well-appointed two-bedroom ground floor flat, ideally situated on Town Street in the heart of Rodley, Leeds. Offering comfortable and stylish part-furnished accommodation, this charming property is perfectly suited for professionals, couples, or small families seeking a modern home in a popular and convenient location.

The property benefits from its own private entrance, providing both privacy and security with a welcoming approach to the home. Inside, the spacious and bright sitting room offers an excellent area for relaxing and entertaining, creating a comfortable space for everyday living.

The modern fitted kitchen features a contemporary design with ample storage and generous workspace. It is well equipped with a cooker, ceramic hob, washing machine, and fridge freezer, providing everything needed for practical day-to-day living.

The accommodation comprises two bedrooms. The main double bedroom is generously sized, offering plenty of room for a double bed and additional furniture. The existing wardrobe can be left in place as a gesture of goodwill if required. The second bedroom benefits from a fitted double bed, making it a versatile space suitable for guests, a home office, or additional sleeping accommodation.

The modern bathroom is finished to a high standard and includes a shower over the bath, providing convenience and comfort for residents.

Further benefits include blinds and curtains being left throughout the property, gas central heating, and double glazing, ensuring a warm and energy-efficient home all year round.

Located on Town Street in Rodley, the flat enjoys easy access to a range of local amenities, including shops, cafés, and leisure facilities, while also benefiting from excellent transport links to Leeds and surrounding areas.

This attractive two-bedroom flat offers a wonderful opportunity to enjoy modern living in a sought-after location and would make an ideal home for those looking for comfort, convenience, and quality.

This property is partly furnished, featuring a double wardrobe in the primary bedroom and a fitted double bed with mattress in the second bedroom. It also includes blinds, curtains, a washing machine, and a free-standing fridge freezer.

Holding deposit £200.00

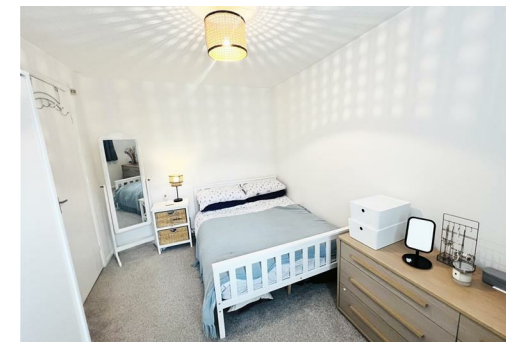
Available early September 2026

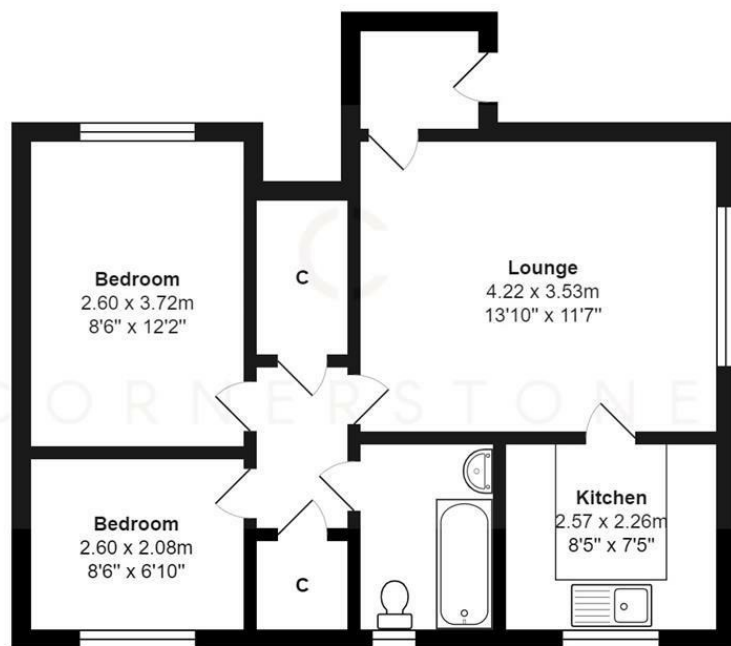
Council Tax Band - B.

Bond - £1,000

To Note No smoking or e-cigarettes allowed inside the property

Applying for this property - The process for an applicant(s) wanting to rent this or one of our property(s). An application(s) form(s) must be completed and once we deem your application likely to fulfil our formal referencing checks and the landlord/landlady is happy to grant the tenancy based on the terms negotiated or specified will shall require a holding deposit to secure the property and remove it from the market while our formal referencing checks are completed. The holding deposit is the equivalent to one weeks rent. The holding deposit will either be debited from your first month's rental payment or bond. If false information has been provided and this causes your application to be rejected/fail our referencing checks your holding deposit will be retained.





Ground Floor

Total Area: 50.9 m² ... 547 ft²

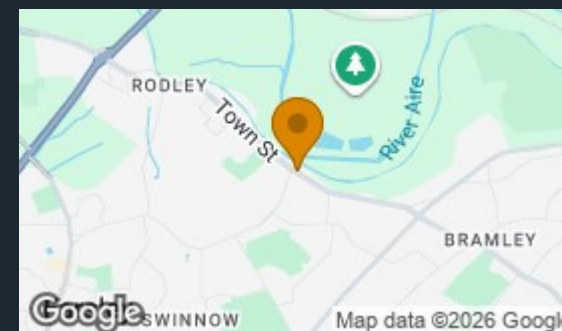
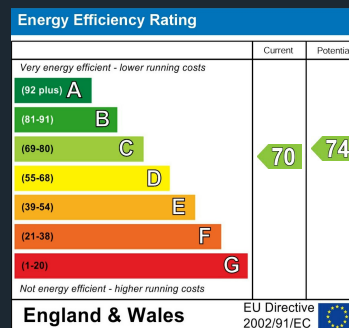
All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
B

Directions

What 3 words <https://w3w.co/proven.humid.ranks> please note the property is just across from Wood Works Timber Yard.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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