HUNTERS®

HERE TO GET *you* THERE

Kirkham Street

Rodley, Leeds, LS13 1JP

Offers Over £300,000

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Council Tax: C

12 Kirkham Street

Rodley, Leeds, LS13 1JP

Offers Over £300,000

- Three double bedrooms over three floors
- Modern kitchen with dining space
- Patio doors to decked garden
- Separate living room with garden outlook
- Two bathrooms plus downstairs WC
- Parking, front and rear garden
- Built-in wardrobes and storage space
- Close to canal walks and parks
- Good transport links to Leeds

Perfectly positioned in the heart of Rodley village, this beautifully presented modern three-bedroom terraced home offers spacious accommodation arranged over three floors and is ready for its next owners to move straight in and enjoy. Combining modern interiors, generous living space and an exceptional location surrounded by nature and excellent amenities, this fantastic property is ideal for first-time buyers, professionals and growing families alike.

From the moment you arrive, the home exudes warmth and charm. The welcoming front garden creates an attractive first impression, while the parking space adds everyday convenience. Inside, the property has been thoughtfully maintained and is presented in excellent condition throughout.
The ground floor features a bright and inviting LIVING ROOM, where the double-fronted windows to the rear fills the space with natural light and provides lovely views over the front garden. This comfortable living area offers the perfect place to relax.

The stylish KITCHEN and DINING area forms the true heart of the home. Equipped with integrated appliances and ample storage, this attractive space is ideal for both everyday family life and hosting guests. The KITCHEN / DINING area enjoys direct access to the outside through patio doors, opening onto a delightful decking area that seamlessly extends the living space outdoors. A convenient downstairs WC completes the ground floor accommodation.

The upper floors continue to impress with three generously proportioned DOUBLE BEDROOMS, offering flexibility for families, home workers or visiting guests. One-bedroom benefits from built-in wardrobes, while the impressive top-floor principal bedroom creates a peaceful retreat and Velux windows that flood the room with natural light.

The home is served by a well-appointed family BATHROOM, complete with a shower over the bath, vanity sink unit and WC. In addition, a second shower wet room on the third floor provides extra convenience, making busy mornings easier for larger households and adding a practical touch to this already versatile home.

One of the standout features of this property is undoubtedly its exceptional location. Rodley remains one of Leeds' most popular residential areas, celebrated for its charming village atmosphere, beautiful green spaces and strong sense of community. Residents enjoy easy access to the stunning canal-sidewalks, scenic cycling routes and nearby nature reserves that make the area so special. Whether you're an outdoor enthusiast, dog walker or simply enjoy peaceful weekend strolls, you'll be spoiled for choice right on your doorstep.

The village itself offers a range of local amenities including independent cafés, shops and everyday conveniences, while nearby Bramley, Farsley and Horsforth provide an even wider selection of restaurants, bars and retail facilities. Families will also appreciate the excellent choice of nearby schools, contributing to the area's enduring popularity.

Agents note - Some images within this brochure have been digitally enhanced using AI

Tel: 0113 257 6198

DINING KITCHEN
14'6" x 11'3" (4.43m x 3.45m)

LIVING ROOM
14'6" x 9'10" (4.43m x 3.00m)

WC
5'9" x 2'5" (1.77m x 0.76m)

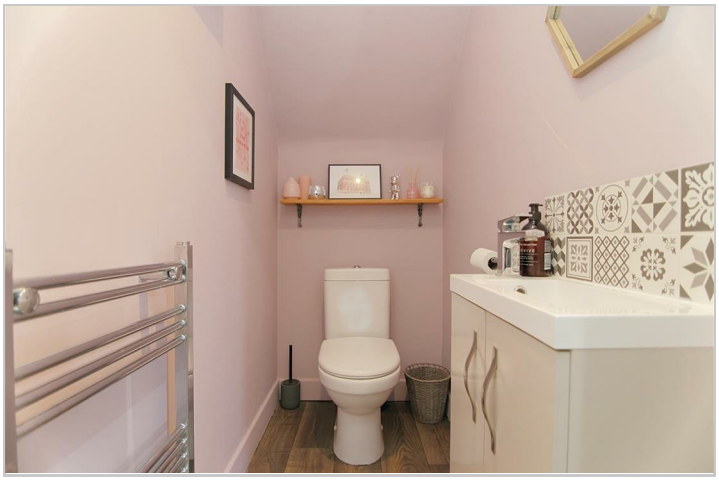
BEDROOM
14'5" x 11'3" (4.41m x 3.44m)

BEDROOM
14'6" x 9'10" (4.43m x 3.02m)

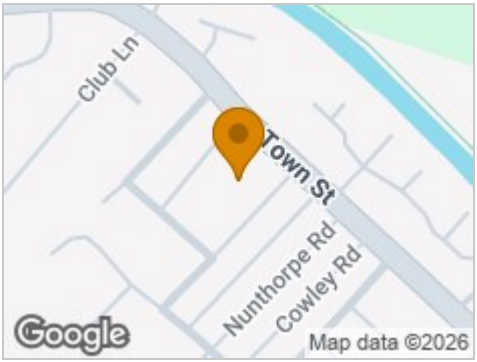
BATHROOM
7'8" x 5'6" (2.36m x 1.68m)

BEDROOM
14'6" x 13'10" (4.43m x 4.24m)

BATHROOM
10'7" x 4'11" (3.25m x 1.50m)

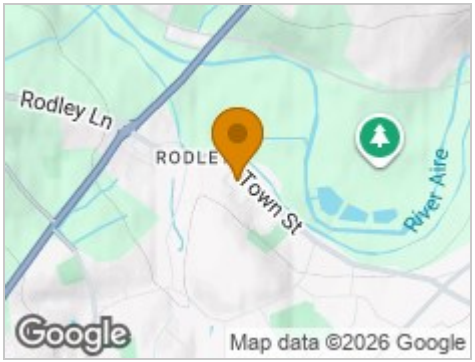


Road Map

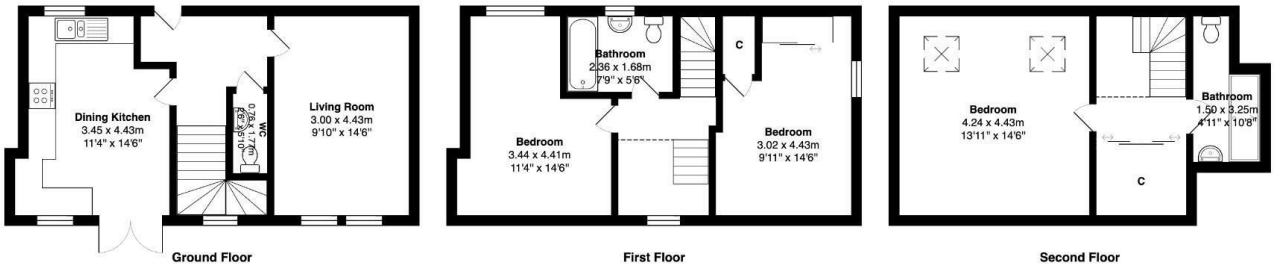


Hybrid Map

Terrain Map



Floor Plan



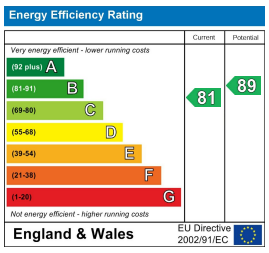
Total Area: 108.9 m² ... 1173 ft²

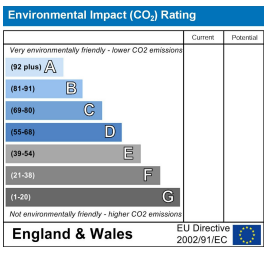
All measurements are approximate and for display purposes only

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.

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