



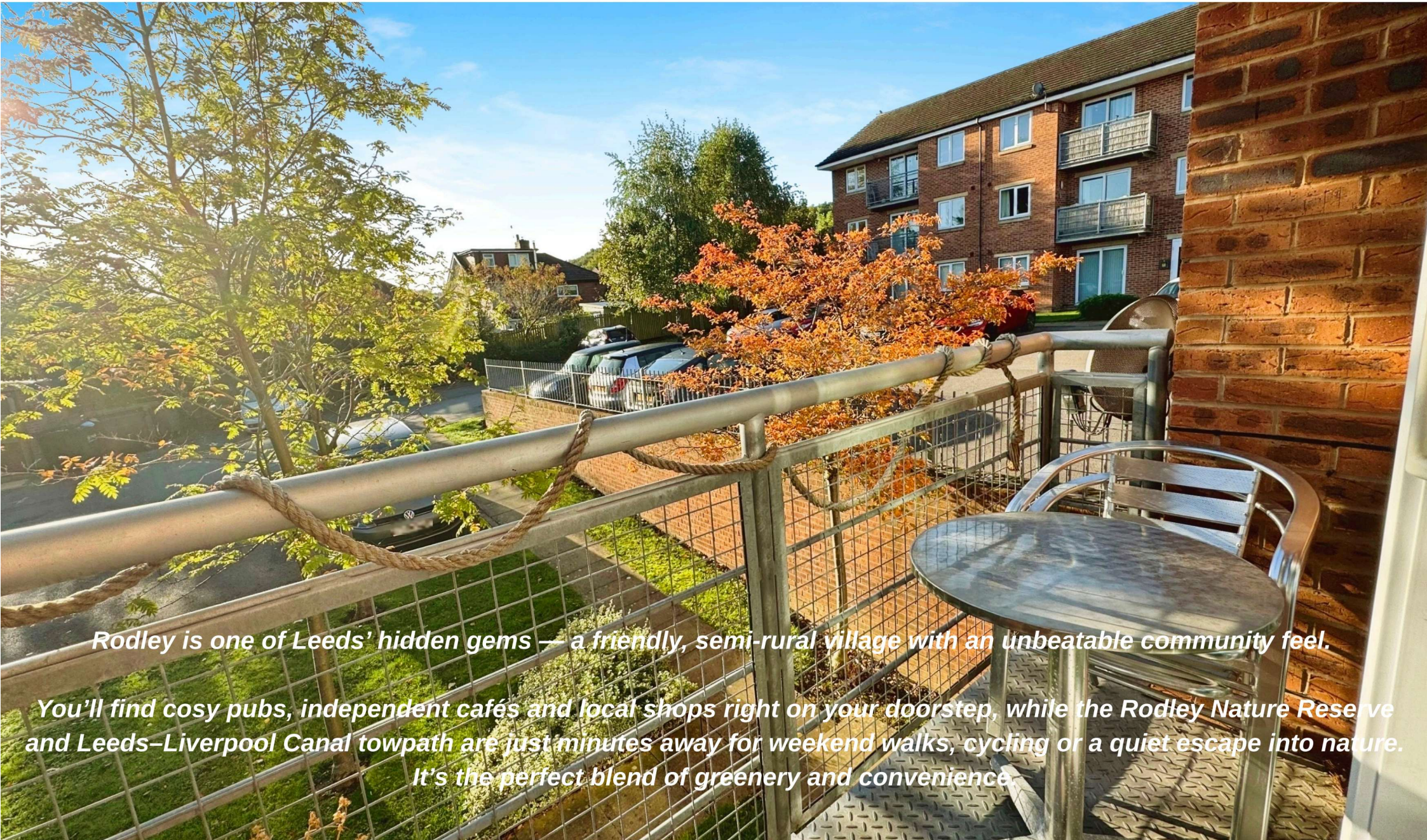
Stylish 2-Bed Top-Floor Apartment
in the Desirable Village of
Rodley



MARTIN & CO

Woodson Lea, Rodley, LS13 1RJ
£130,000 FIXED PRICE

Step onto the property ladder in style with this fantastic top-floor two-bedroom apartment in the popular Woodeson Lea development, right in the heart of Rodley (LS13 1RJ). Modern, bright and superbly located, this home offers unbeatable value for first-time buyers looking for a mix of city convenience and village charm.



Rodley is one of Leeds' hidden gems — a friendly, semi-rural village with an unbeatable community feel.

You'll find cosy pubs, independent cafés and local shops right on your doorstep, while the Rodley Nature Reserve and Leeds–Liverpool Canal towpath are just minutes away for weekend walks, cycling or a quiet escape into nature. It's the perfect blend of greenery and convenience.



Top Floor
Apartment



2



1



2



Allocated Parking



Band - B



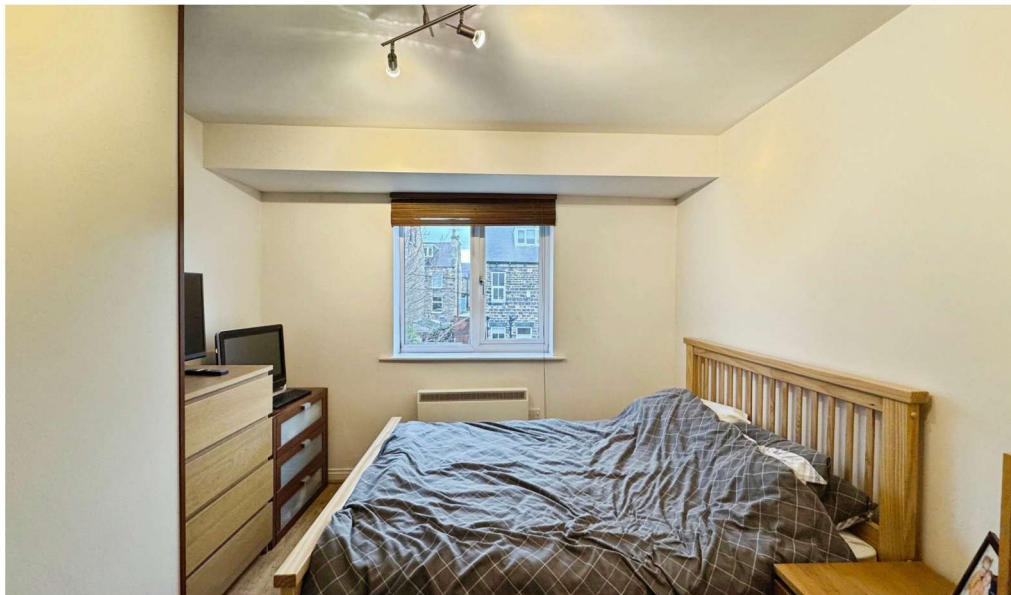
EPC - C



LEASEHOLD



578 sqft



📍 The location – Rodley village lifestyle

This is more than just a flat – it's a lifestyle move.

- Nestled next to the scenic Leeds–Liverpool Canal towpath and the tranquil Rodley Nature Reserve, perfect for weekend walks, cycling or simply soaking up green space.
- The village vibe is friendly, independent and peaceful – cafés, pubs, local shops and a real community feel.
- Fast access to both the city and countryside. You're just a short drive or bus ride from central Leeds for work, nightlife or weekends out.

🚗 Transport & commuting

- Located close to the A6120 Leeds Outer Ring Road – hassle-free by car to Leeds, Bradford and beyond.
- Bus routes available (including the 9/9C, 16A and 60/60A) that serve Rodley and the nearby nature reserve – good if you want to ditch the car occasionally.
- For cycling or walking – the canal towpath offers a scenic route into Leeds, ideal for active buyers.

🎯 Why this works for you as a first-time buyer

- At £130,000 this is genuinely affordable for getting onto the ladder.
- Low maintenance, modern apartment living – fewer worries than a big house.
- Top floor = peace, quiet, better light.
- Good growth area: Rodley is increasingly popular – great for future resale or rental potential.
- All the essentials for modern living: parking, balcony, open plan space, green surroundings.

