

HUNTERS[®]

HERE TO GET *you* THERE



Cowley Road

Leeds, LS13 1JT

£200,000



Council Tax: A



20 Cowley Road

Leeds, LS13 1JT

£200,000



- Beautiful yorkshire stone terrace
- Three floor accomodation
- Two double bedrooms plus versatile single
- Modern fitted kitchen with integrated appliances
- Ideal for first-time buyers and downsizers
- Fresh bathroom offering bath & shower
- Useful cellar storage
- Spacious living room with decorative fireplace
- Popular Rodley location, nearby canalside walks
- Council tax band A

Set within a popular Rodley location, this attractive Yorkshire stone terrace offers well-proportioned accommodation over three floors and will appeal to first-time buyers and downsizers alike. Ideally placed for easy access to Farsley and Horsforth, with canalside walks, independent cafés, pubs and amenities all close by, the setting perfectly balances lifestyle and convenience.

The property briefly comprises a bright and welcoming living room featuring a decorative fireplace recess with exposed brick and mantle, a lovely characterful touch, alongside a modern grey wood-effect floor creating a comfortable main reception space. To the rear, a contemporary kitchen is fitted with high-gloss grey units, tiled splashbacks and integrated appliances, with access down to a useful cellar providing excellent storage.

To the first floor is a generous double bedroom extending to approximately 15ft in length, offering a very spacious layout comfortably accommodating a king-size bed along with a wall of wardrobes. There is also a versatile single bedroom on this level, ideal as a nursery, home office or guest room. The bathroom is finished in a fresh white design, comprising a bath with over-bath shower, white pedestal sink, WC and fitted storage space for towels and essentials.

The second floor hosts a further well-sized double bedroom with a loft-style feel, complete with Velux window and period fireplace, offering a versatile third bedroom or additional living space.

Externally, the property sits within a traditional terrace setting in a sought-after part of Rodley, well placed for local amenities and transport links, including nearby transport links providing access into Leeds. Overall, a very well-presented and versatile home in a consistently popular location. Early viewing is highly recommended!

Please note: the property, being an older terraced house, includes a bedroom within the roof space. This accommodation may not comply with current Building Regulations, and prospective purchasers should satisfy themselves as to its suitability and compliance.

KITCHEN

12'7" x 6'10" (3.85m x 2.09m)

LIVING ROOM

15'11" x 13'2" (4.86m x 4.02m)

BEDROOM

15'8" x 9'1" (4.80m x 2.78m)

BEDROOM

9'11" x 5'9" (3.03m x 1.77m)

BATHROOM

9'11" x 5'1" (3.03m x 1.57m)

BEDROOM

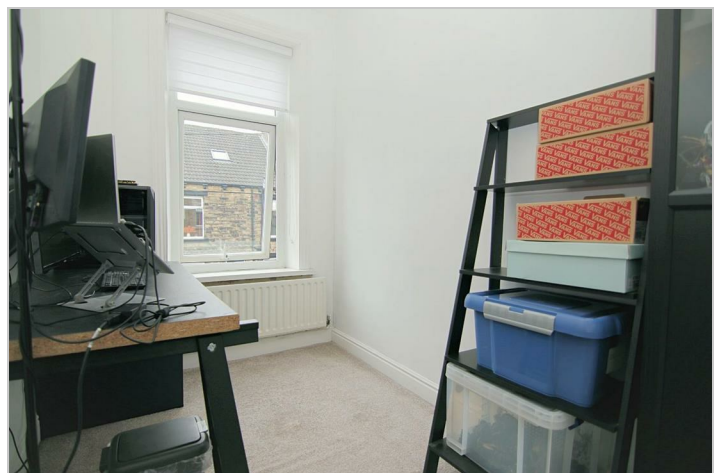
20'4" x 10'4" (6.20m x 3.16m)

CELLAR

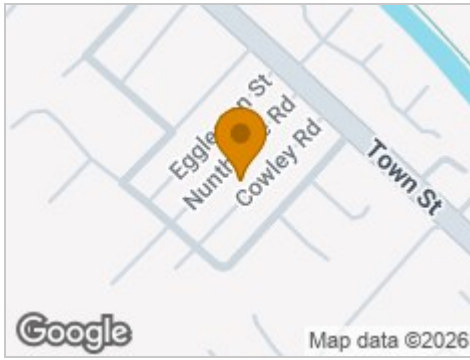
15'8" x 13'2" (4.80m x 4.03m)

CELLAR

15'8" x 7'1" (4.80m x 2.16m)



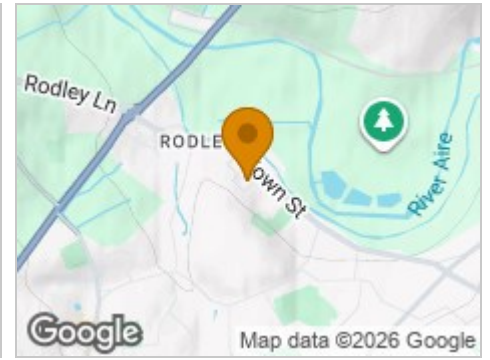
Road Map



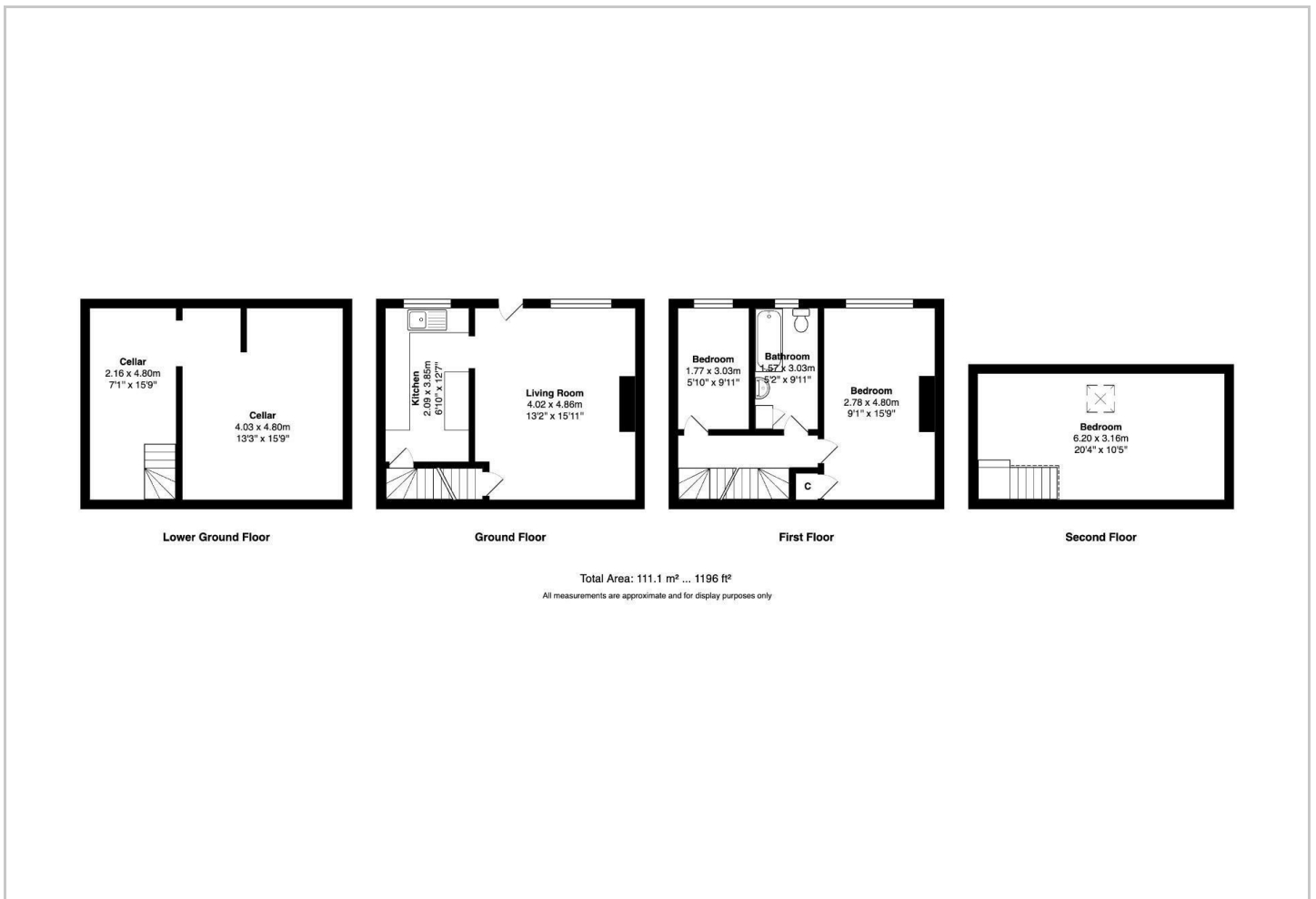
Hybrid Map



Terrain Map



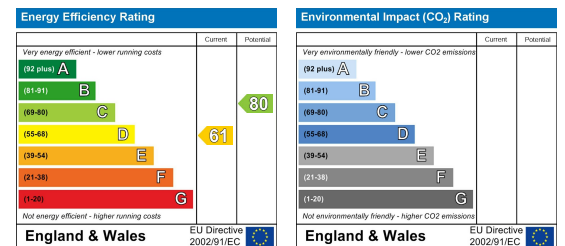
Floor Plan



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.