

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Woodeson Lea

Rodley, Leeds, LS13 1RJ

Chain Free £139,950



Council Tax: B



# 28 Woodeson Lea

Rodley, Leeds, LS13 1RJ

Chain Free £139,950



- CHAIN FREE SALE!
- Beautifully presented two-bedroom apartment
- Close to picturesque canal walks and excellent transport links
- Modern open-plan living
- Blank canvas with scope for personalisation
- Private balcony with leafy outlook
- Spacious kitchen diner with integrated appliances
- Allocated parking space for added convenience
- Ideal for first-time buyers, downsizers and investors alike!
- EPC rating B and Council Tax Band B

Welcome to this inviting, neutrally decorated TWO-bedroom APARTMENT, perfectly positioned within a sought-after and quiet development. Nestled close to picturesque CANAL WALKS and boasting a well-connected location, this MOVE-IN READY property up for sale CHAIN FREE and ideal for first-time buyers, investors, or those looking to downsize.

Step inside and discover a spacious, OPEN-PLAN reception room, beautifully finished with plush carpets and bathed in natural light. The generous layout offers plenty of room to relax, entertain, or adapt to your own style. Sliding doors lead seamlessly onto a PRIVATE BALCONY—a lovely spot to unwind with leafy outlooks and fresh air.

The modern open-plan KITCHEN features ample wall and base units, INTEGRATED appliances including an oven, washer dryer, and dishwasher, plus subtle under-unit lighting to create a welcoming atmosphere. The adjoining DINING SPACE makes it perfect for hosting friends or enjoying meals at home.

Both BEDROOMS are DOUBLES, each with peaceful views of greenery. The main bedroom is of good size, offering scope for personal touches, while the versatile second room provides options as a dressing room, HOME OFFICE, or guest space. The fresh BATHROOM boasts a neutral tiled suite, with white W/C, sink and over-BATH RAIN SHOWER.

Additional features include allocated PARKING and a strong EPC B rating, helping to keep running costs manageable. With a council tax band of 'B', this delightful apartment combines practicality with style, all within a peaceful yet convenient neighbourhood. Arrange your viewing today to see the potential and charm for yourself!

LOCATION - Rodley, Leeds, is a charming riverside community offering a peaceful village feel while still being just a short drive from Leeds city centre. Well-connected by road and bus, and close to nearby rail stations, Rodley provides easy commuting options while keeping its relaxed, semi-rural character. The housing mix includes quaint stone cottages, modern townhouses, and spacious family homes, many with views over the River Aire or surrounding greenery. The standout feature of Rodley is its natural setting—home to the Rodley Nature Reserve, the Leeds–Liverpool Canal towpath, and scenic riverside walks, making it ideal for outdoor lovers. Local pubs, cafés, and small independent shops add to the area's welcoming atmosphere, while larger shopping and leisure facilities are just minutes away in nearby Horsforth, Farsley, and Bramley. With its friendly community, abundant green space, and excellent location, Rodley is perfect for those seeking a quieter lifestyle without losing city connections.

Tel: 0113 257 6198

**ENTRANCE VESTIBULE**

**BEDROOM ONE**

10'1" x 11'10" (3.08 x 3.61m)

**BEDROOM TWO**

11'5" x 8'1" (3.48 x 2.47m)

**BATHROOM**

**LIVING ROOM**

9'8" x 14'11" (2.96 x 4.56m)

**BALCONY**

**KITCHEN DINER**

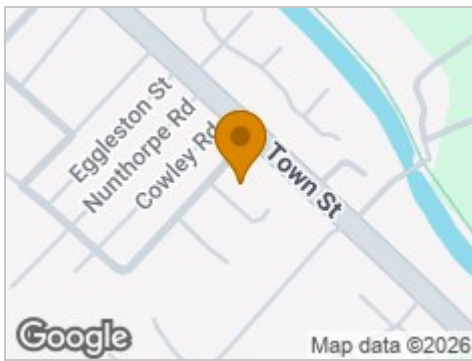
7'4" x 17'6" (2.24 x 5.34m)

**ALLOCATED PARKING**

**COMMUNAL GARDENS**



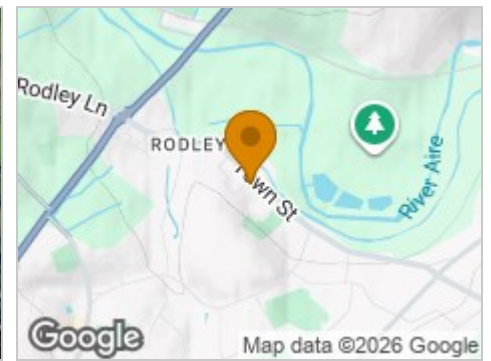
## Road Map



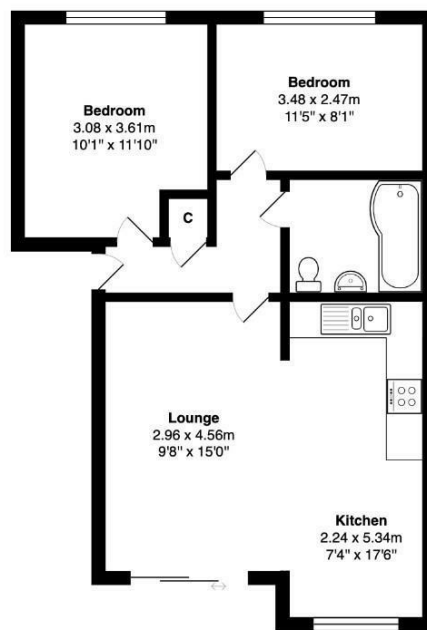
## Hybrid Map



## Terrain Map



## Floor Plan



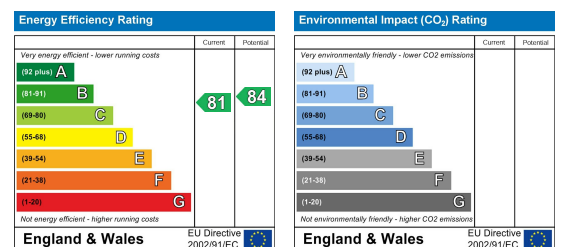
Total Area: 56.3 m<sup>2</sup> ... 606 ft<sup>2</sup>

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.