

# HUNTERS<sup>®</sup>

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## Fieldway Avenue

Rodley, Leeds, LS13 1ED

£220,000



Council Tax: B



# 28 Fieldway Avenue

Rodley, Leeds, LS13 1ED

£220,000



- Immaculate semi-detached home
- Quiet cul-de-sac location
- Truly exceptional finish throughout
- Contemporary kitchen with granite worktops
- Bright reception with plush carpets and blinds
- South-facing garden with garage
- Luxurious bathroom with freestanding bath.
- Two well-proportioned bedrooms
- Off-street parking on drive
- Close to scenic canal walks & amenities

Nestled in a quiet cul-de-sac within a highly desirable location, this IMMACUALTE SEMI-detached house is perfect for first-time buyers or couples seeking a beautifully updated retreat. Just a short stroll from picturesque canal walks, this EXCEPTIONAL property impresses from the moment you arrive.

Step onto the generous driveway with a GARAGE providing convenient off-street PARKING, and enter a contemporary home that has been thoughtfully renovated throughout. The bright LIVING ROOM, the heart of the home, features plush carpets and stylish blinds, creating a warm and inviting space perfect for relaxing or entertaining family and friends.

The modern KITCHEN is a cook's dream, boasting sleek CONTEMPORARY units, GRANITE worktops, and ample storage with wall and base units. Integrated appliances include a fridge-freezer, microwave, oven, and washing machine, and there is direct access to the SOUTH-FACING garden—ideal for alfresco dining or enjoying a morning coffee in the sunshine.

Both BEDROOMS are beautifully appointed, each adorned with soft carpets and tasteful curtains. The main double bedroom offers a serene retreat with abundant natural light and relaxing views over the garden, while the second bedroom, a large single, currently serves as a charming nursery but could easily become a dressing room or stylish HOME OFFICE.

The stunning BATHROOM elevates your daily routine with a SPA-LIKE feel, featuring a freestanding bath, heated towel rail, neutral tiles, and a frosted window for added privacy.

With an EPC rating of C and falling within council tax band B, this home combines comfort, style, and affordability. The south-facing garden, garage, and EXCEPTIONAL finish complete this inviting property. Don't miss the opportunity to make this delightful house your next home—arrange your viewing today!

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

## LIVING ROOM

12'0" x 17'7" (3.67 x 5.36m)

## KITCHEN

12'0" x 7'2" (3.67 x 2.20m)

## LANDING

## BEDROOM ONE

12'0" x 12'7" (3.67 x 3.86m)

## BEDROOM TWO

6'2" x 11'7" (1.88 x 3.55m)

## BATHROOM

5'4" x 6'4" (1.63 x 1.94m)

## GARDENS & DRIVE

## GARAGE



## Road Map



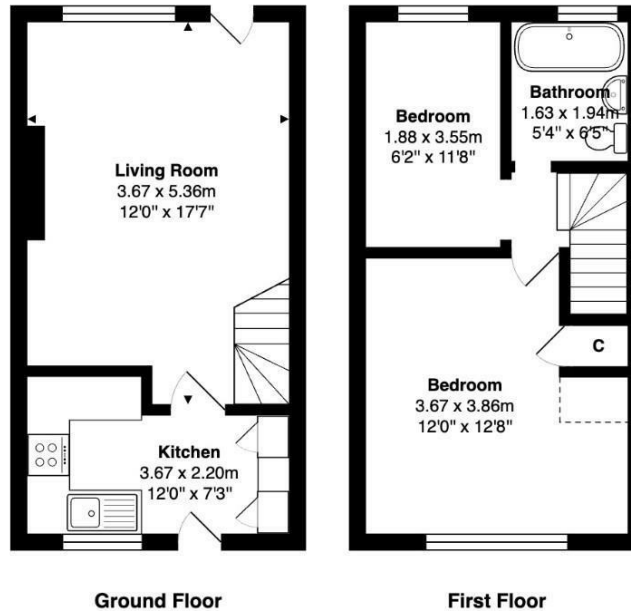
## Hybrid Map



## Terrain Map



## Floor Plan



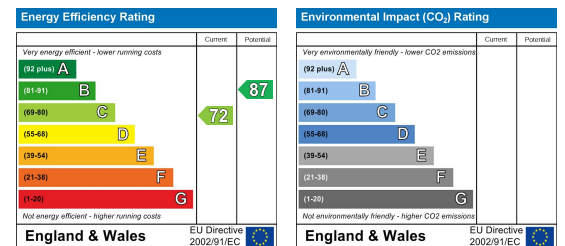
Total Area: 52.6 m<sup>2</sup> ... 566 ft<sup>2</sup>

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.