

HUNTERS[®]

HERE TO GET *you* THERE



Narrowboat Wharf

Leeds, United Kingdom, LS13 1RE

£190,000



Council Tax: C



37 Narrowboat Wharf

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£190,000



- TWO BEDROOM APARTMENT
- SECOND FLOOR
- BEAUTIFULLY PRESENTED - MOVE IN READY
- BALCONY WITH GARDEN AND CANAL VIEWS
- POPULAR LOCATION
- CLOSE TO AMENITIES AND CANAL
- ALLOCATED PARKING BAY

Rodley is one of Leeds' most desirable residential locations, renowned for its charming village atmosphere, scenic canal-side setting, and excellent connectivity. Residents enjoy an abundance of local amenities including independent cafés, restaurants, shops, supermarkets, leisure facilities, and excellent transport links into Leeds City Centre and beyond. For those who enjoy the outdoors, the Leeds and Liverpool Canal is quite literally on your doorstep, offering miles of picturesque waterside walks and cycling routes. Nearby Rodley Nature Reserve provides a haven for wildlife enthusiasts, while the surrounding green spaces create a peaceful escape from the hustle and bustle of everyday life.

This beautiful apartment immediately impresses from the moment you step inside. A welcoming and spacious entrance hallway sets the tone for the accommodation beyond, creating an inviting first impression. The hallway also benefits from two generous storage cupboards, providing practical solutions for everyday living and helping to keep the apartment effortlessly organised and clutter-free.

At the heart of the home is the superb open-plan living and dining area, a wonderfully sociable space designed with modern lifestyles in mind. Beautifully decorated in rich, contemporary tones and complemented by stylish laminate flooring, the room offers a warm and relaxing environment whether you're enjoying a cosy evening at home or entertaining family and friends.

The living area flows seamlessly into the dining space and onward to the modern kitchen, creating a fantastic sense of openness throughout. The kitchen is both stylish and functional, featuring attractive wood-effect worktops which add warmth and character, complemented by an excellent range of wall and base units and generous work surface space. Whether preparing everyday meals or hosting dinner parties, this thoughtfully designed kitchen caters perfectly to modern living.

One of the apartment's standout features is undoubtedly the private balcony. Accessed directly from the living area, this wonderful outdoor space overlooks the beautifully maintained communal grounds, manicured lawns, and the picturesque canal beyond. Watching narrowboats drift gently along the water, enjoying your morning coffee as the day begins, or relaxing with a glass of wine on a summer evening, this tranquil setting offers a lifestyle that is increasingly difficult to find.

The apartment offers two well-proportioned bedrooms, both beautifully presented and designed to provide comfortable and relaxing retreats. The principal bedroom benefits from the added luxury of an en-suite shower room, complete with shower enclosure, wash basin, and WC, providing both convenience and privacy.

The second bedroom is equally attractive and versatile, making it ideal as a guest room, home office, dressing room, or additional sleeping accommodation depending on your individual needs. Completing the accommodation is the spacious house bathroom, fitted with a stylish white four-piece suite comprising bath, separate shower enclosure, wash basin, and WC. The generous proportions and practical layout create space to relax and unwind.

Outside, the development continues to impress with its immaculate communal grounds, attractive landscaped areas, and peaceful waterside setting. Residents also benefit from an allocated parking space, ensuring convenient day-to-day parking, together with secure bike storage, perfect for those looking to make the most of the nearby canal towpaths and cycling routes. The combination of beautifully maintained surroundings, practical amenities, and stunning canal views creates a calm and welcoming environment that residents are proud to call home.

Offering stylish modern living, picturesque canal views, spacious accommodation, allocated parking, bike storage, and a highly desirable location, this exceptional apartment is perfectly suited to professionals, first-time buyers, downsizers, and anyone seeking a lifestyle that combines convenience with tranquillity.

Immaculately presented throughout and ready to move straight into, this is a wonderful opportunity to own a beautiful waterside home in one of West Leeds' most desirable locations.

Early viewing is highly recommended to fully appreciate the accommodation, setting, and lifestyle on offer. Book your viewing today - you will not be disappointed.

Tel: 0113 257 6198

KITCHEN

9'2" x 8'6" (2.81m x 2.61m)

LIVING ROOM

23'3" x 15'11" (7.10m x 4.87m)

BEDROOM ONE

13'10" x 13'10" (4.22m x 4.22m)

BEDROOM TWO

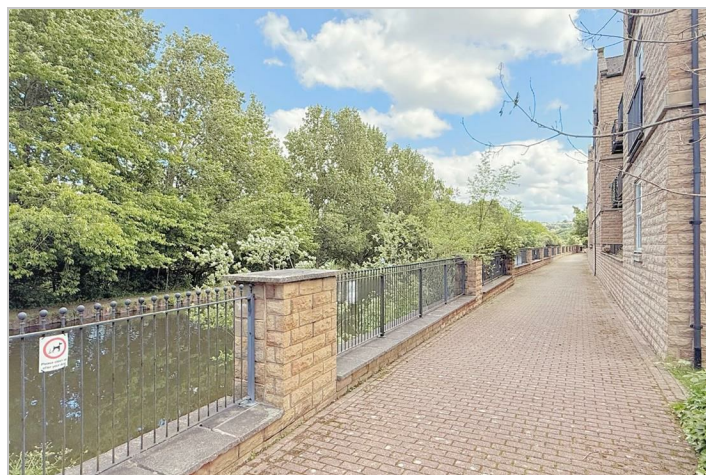
9'2" x 8'2" (2.81m x 2.50m)

BATHROOM

9'2" x 7'08" (2.81m x 2.16m)

EN-SUITE

8'5" x 2'9" (2.59m x 0.86m)



Road Map



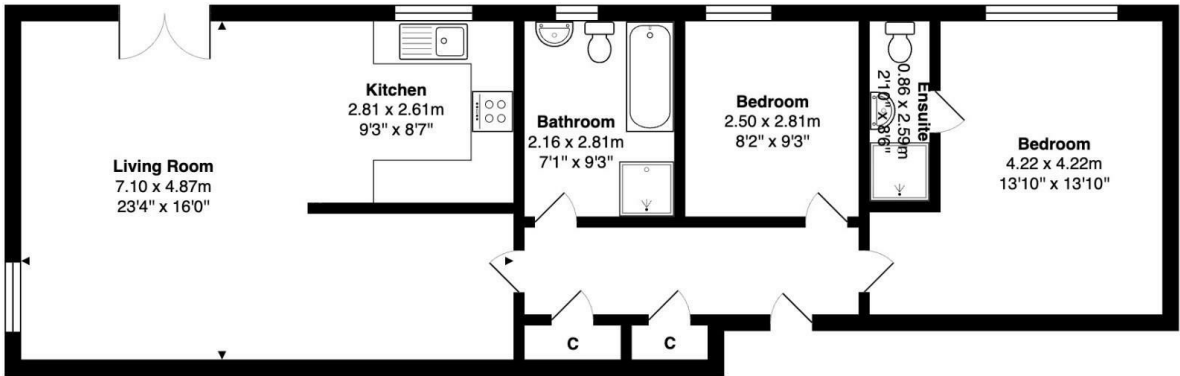
Hybrid Map



Terrain Map



Floor Plan



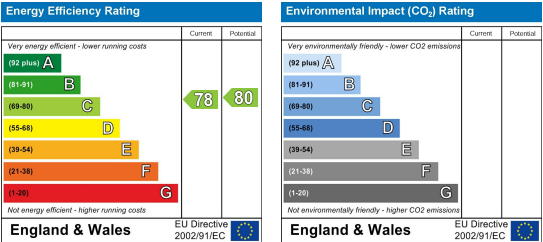
Total Area: 75.9 m² ... 817 ft²

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.