

Estate &
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Petrie Crescent
Leeds
LS13 1NT
£280,000



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

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Property Details

- Charming Three Bedroom Terrace
- Large Private Driveway
- Open-Plan Living/Dining
- Timber Storage Shed
- Beautifully Modernised and Deceptively Spacious
- Modern Kitchen and Bathroom
- Private Rear Garden
- Popular Residential Area in Rodley
- Quiet Cul-De-Sac Location
- Walking Distance of the Nature Reserve, Canal and Local Amenities

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Property Description

Situated within a picturesque cul-de-sac in the increasingly sought after village of Rodley, just a stones throw from the Leeds - Liverpool Canal, this beautifully presented and deceptively spacious three-bedroom terrace, benefits from fabulous open plan living accommodation, a private driveway to the front and a charming garden to the rear.

INTERIOR

Ground Floor

The property has been beautifully decorated throughout and includes a modern kitchen featuring an integrated electric oven with gas hob, integrated fridge/freezer, space and plumbing for a washing machine plus a handy integral pantry cupboard. This leads through to a fabulous open plan dining/living room (most certainly one of the property's stand out features), boasting dual aspect views to the front and rear of the property. The room is flooded with natural light from double glazed windows to both sides and is laid to wood laminate flooring. It has been successfully zoned to include dedicated dining and living spaces which open onto a rear hallway, also offering direct access to the garden.

First Floor

Carpeted stairs rise to a spacious first-floor landing which offers access to three bedrooms - 2 double and 1 single bedroom which is currently used a home office but also ideal as a nursery or children's bedroom. Bedroom 1 is a spacious room which overlooks the rear of the property whilst Bedroom 2, overlooks the frontal aspect is also generously sized. The landing also leads to a lovely family bathroom which has been modernised to include statement tiles adjacent to a bath with overhead rainfall shower, plus a WC, heated towel radiator and a floating wash hand basin set within a storage surround.

EXTERIOR

An external door from the rear hallway opens directly onto a lovely rear garden which benefits from an area of paved patio leading to a patch of well-maintained lawn. The garden incorporates a selection of shrubs and trees and backs onto an area of mature trees adjacent to a timber fence at the rear, which allow it to feel quiet and private.

Gallery



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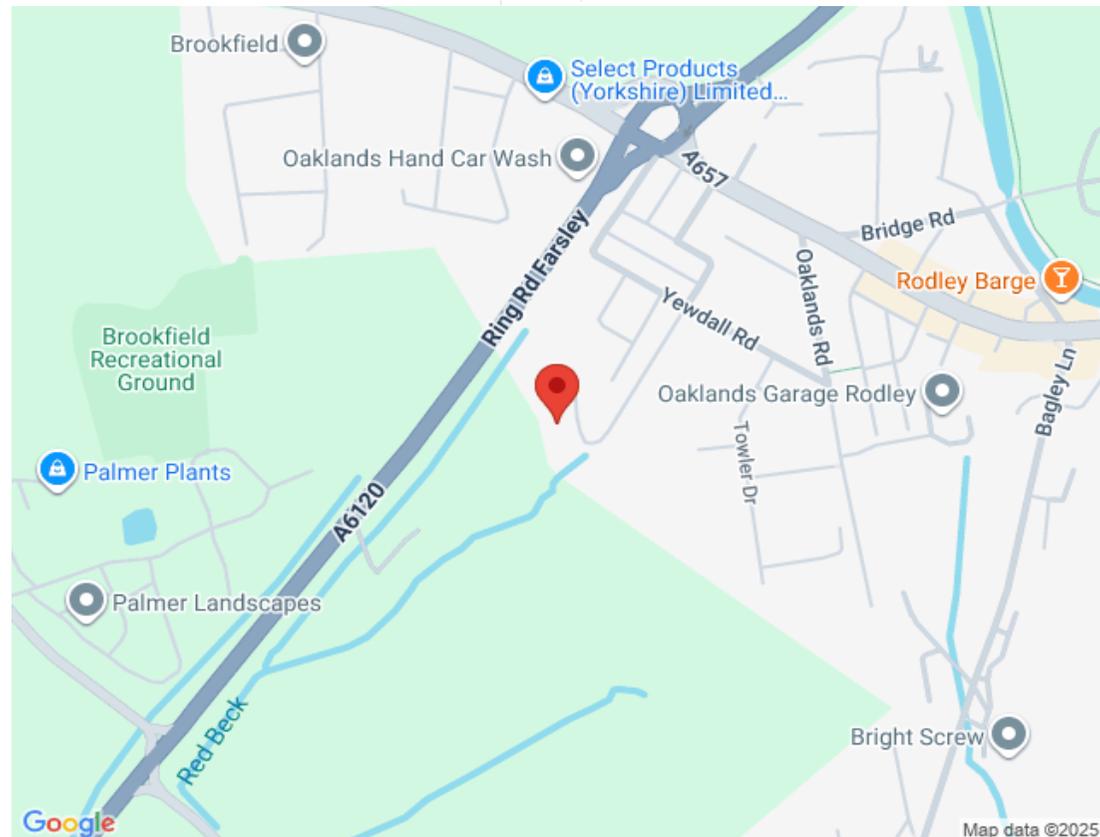
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Area Description and Map

Area Description

Rodley itself is an increasingly popular residential village in North Leeds, owed to its close proximity to Horsforth, Calverley and Farsley, and offering the perfect blend of West Yorkshire countryside and easy access of a number of popular amenities and Leeds city centre. Situated close to the Ring Road (A6120) Rodley village is particularly favoured by young families and professionals who need to be within easy access of the City Centre and neighbouring areas including Bradford and Pudsey.

Within walking distance of the property is the Canal, the Millennium Trail and Rodley Nature Reserve, plus a selection of popular pubs, cafes and shops. Commuting to the business centres of Leeds & Bradford is convenient, either by private or public transport, whilst just a short car ride away is the popular Owlcotes Centre at Pudsey offering an M & S store, Asda and New Pudsey train station.



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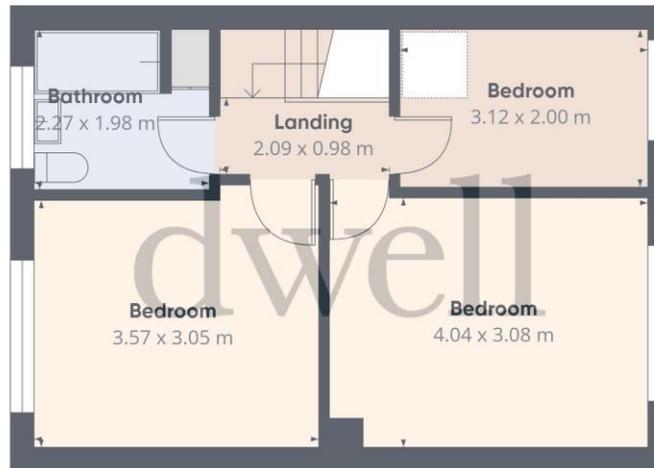
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Floor Plan

Floor Plan - Total floor area 78.5



Ground Floor



Floor 1

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Approximate total area⁽¹⁾
78.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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