



HOME
MARKETING & MANAGEMENT

FIELDWAY AVENUE, RODLEY LS13 1ED

AUCTION GUIDE PRICE £73,000

Well Presented 1 Bed First floor Flat
 Generous dual aspect lounge/diner
 Separate kitchen / Modern Bathroom
 Good size Master Bedroom
 Far reaching views / canal side walls
 Good commuting links to Leeds/Bradford
 £30 ground rent / no service charge / Council Tax Band A
 Lease 99 years from 1st Jan 1981
 Excellent Investor / BTL potential
 Auction - Cash buyers only



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GENERAL DESCRIPTION

This well presented 1 Bedroom first floor flat would make an excellent addition to a buy-to-let portfolio being located in the increasingly popular village of Rodley with canal side walks, a number of pubs and close proximity to Farsley, Horsforth and good commuting links to Leeds/Bradford. A shared stairway (with next door) leads to the front door. This opens into the generous dual aspect lounge/diner with fantastic far reaching views across the valley towards Rawdon/Horsforth and a modern electric feature fireplace and generous storage cupboard housing the combi-boiler. An inner hallway leads to the compact kitchen with matching wall and base units and space for cooker/ washing machine and under counter fridge freezer. Being an end flat the kitchen benefits from a side window. Across the hall is the bathroom with electric over bath shower and contemporary WC and sink. At the rear is the generous Master bedroom which is lovely and light and has views to the rear. The flat also benefits from double glazing, gas central heating, access to a partially boarded loft space, and a designated parking space. This property is clearly been a much loved home and has excellent further potential especially being located in an increasingly popular location Council Tax Band A. Auction terms and conditions - Cash buyers only

TENURE

Leasehold

Lease 99 years from 1st Jan 1981
£30 ground rent / no service charge.

ROOM MEASUREMENTS

LOUNGE / DINING AREA 16' 7" x 11' 0" (5.07m x 3.36m)
max
STORE 3' 11" x 2' 1" (1.20m x 0.65m)
INNER HALL 6' 2" x 2' 4" (1.88m x 0.72m)
KITCHEN 8' 2" x 4' 7" (2.50m x 1.42m)
BATHROOM 5' 1" x 3' 10" (1.55m x 1.18m)
DOUBLE BEDROOM 13' 0" x 8' 6" (3.97m x 2.61m)

OPENING HOURS

Pudsey Office

Monday to Friday
Saturday
Sunday & Bank Holidays

8.30am – 5.00pm
9.00am – 1.00pm
Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.