

Ideally suited to the professional couple or single person is this immaculate two bedroom ground floor apartment. The property has allocated parking plus on-bloc garage with power and lighting connected, which is accessed via the courtyard right behind the apartment. Situated on Rodley Town Street, this property is perfectly positioned for commuting to Leeds City Centre with a regular bus service as well as providing easy access to the nearby motorway network. The popular Owlcoates centre which is just a short drive away offers both a Marks and Spencer and Asda Superstores.

The increasingly sought after 'village' of Rodley sits aside the Leeds-Liverpool canal with its rural feel along the scenic tow path enjoyed by walkers and cyclists. You can bike into Leeds city centre from the canal tow path. Rodley nature reserve can be found close by. You will also find a variety of restaurants, cafes and local pubs. This property is a great opportunity for first time buyers wanting to get on to the housing ladder, someone wanting to downsize or would make a fantastic investment opportunity for someone looking for a buy to let rental property, with a potential rental income of £750 to £800 PCM The Apartment comes with a low ground rent of £200 per Annum and no additional service charges

ENTRANCE VESTIBULE:

Via Upvc glazed paneled door. Linoleum wood effect floor covering leading to:-

LOUNGE: 13'10" x 11'6"

Pleasant light decor with spot lighting. Central heating radiator. Ample space for a small dining table and chairs. Telephone and TV points. Upvc double glazed window to the front elevation.

KITCHEN: 7'6" X 8'4"

Having a range of wall, base and drawer units with heat resistant work surfaces over and complimentary tiled splash backs. Inset stainless steel sink unit, single drainer and mixer tap. Electric cooker point. Plumbing for an automatic washing machine. Central heating radiator. Upvc double glazed window to the rear elevation with pleasant outlook over the courtyard area..

INNER HALLWAY:

Two good sized, useful storage cupboards, one which houses the central heating boiler.

BEDROOM 1: 8'4" x 12'13"

Light wall décor. Fitted wardrobes, one double and one single with storage cupboards above. Central heating radiator. Upvc double glazed window to the front elevation.

BEDROOM 2: 8'4" x 6'9"

Pleasant wall décor. Over bed storage cupboards. Central heating radiator. Upvc double glazed window to the rear elevation

WET-ROOM/WC:- Which is fully tiled. Electric shower. Low flush wc. Pedestal wash hand basin. Central heating radiator. Upvc double glazed window to rear elevation.

Lease Start Date 25th Novemeber 2018.- Lease End Date 1st JaNUARY 2118 - LEASE REMAINING 94YEARS

