



Keel Moorings, Rodley Leeds LS13 1PR

welcome to

Keel Moorings, Rodley Leeds

Stylish extended four-bedroom mid town house set within a quiet cul-de-sac, featuring a contemporary kitchen and luxury bathroom. Enjoy a stunning canal-side position, with the principal bedroom offering a balcony and walk-in closet. Benefits also include off-street parking and a convenient location



Entrance

Enter through the front into a welcoming hallway, providing access to the stunning kitchen/diner and stairs leading to the first floor.

Kitchen/Diner

This stylish open-plan kitchen/diner features sleek white gloss cabinetry, complemented by premium quartz worktops for a clean, contemporary finish. The space is fully equipped with a range of integrated appliances, including a microwave, ceramic induction hob, fridge freezer, washer/dryer, and a convenient wine fridge, offering both practicality and luxury. High-quality flooring runs throughout, enhancing the modern aesthetic, while a sliding door provides a seamless transition into the lounge, making it perfect for both everyday living and entertaining.

Lounge

The inviting lounge is beautifully finished with Karndean parquet-style flooring, adding warmth and character to the space. A striking multi-fuel stove, set beneath a rustic wood lintel, creates a cosy focal point perfect for relaxing evenings. Natural light floods the room through two Velux windows, while elegant bifold doors with integrated blinds for privacy, open out onto the decking area, offering stunning views over the canal and creating a seamless connection between indoor and outdoor living.

Downstairs Wc

A convenient downstairs cloakroom fitted with a low-level WC and hand basin, providing a practical and stylish addition for guests and everyday use.

First Floor

Bedroom One

The well-appointed double bedroom offers a calm and comfortable retreat, complete with a spacious walk-in closet providing excellent storage and organisation. Sliding doors open directly onto a private balcony, where you can enjoy tranquil views over the canal—perfect for relaxing mornings or unwinding at the end of the day.

Bedroom Four

A good size room with space for free standing furniture.

Second Floor

Bedroom Two

A well-proportioned double bedroom featuring fitted wardrobes for convenient storage.

Bedroom Three

A double bedroom with a fitted wardrobe, enjoying stunning uninterrupted views over the canal, creating a peaceful and picturesque setting.

Bathroom

This modern and stylish bathroom is beautifully finished with ceramic tiling, creating a sleek and contemporary feel throughout. It features a luxurious Jacuzzi bath, complemented by a large walk-in shower with stylish chrome fittings. A WC and vanity unit with inset sink provide both practicality and elegant storage. Natural light filters in through a Velux window, while a touch-sensor illuminated mirror adds a sophisticated finishing touch, enhancing both functionality and ambiance.

Outside

Externally, the property offers a welcoming frontage with a driveway providing off-street parking, alongside a low-maintenance slate area for ease of upkeep.

To the rear, the garden enjoys a prime position overlooking the Leeds & Liverpool Canal, offering a peaceful and scenic outlook. A composite decking area provides the perfect spot for outdoor seating and entertaining, enhanced by discreet concealed lighting that creates a relaxing ambiance into the evening. There is mooring available for a nominal yearly fee.



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Keel Moorings, Rodley Leeds

- Stunning canal-side views
- Lounge with multi-fuel log burner
- Luxury flooring
- Kitchen with island, appliance & wine cooler
- Fully tiled house bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£450,000



Please note the marker reflects the postcode not the actual property

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