

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hawthorn Grove

Rodley, LS13 1NH

Chain Free £220,000



Council Tax: B



# 13 Hawthorn Grove

Rodley, LS13 1NH

Chain Free £220,000



- Unique semi-detached house
- Sought-after Rodley residential location
- Flexible additional occasional bedroom space
- Open-plan reception with log burner
- Two first-floor double bedrooms, plus loft room
- Main bedroom with built-in wardrobes
- Off-road parking to the front
- Enclosed rear garden to improve
- Close to canal walks and parks
- Vacant with no onward chain

This UNIQUE and charming TWO bedroom semi detached home is for sale with NO ONWARD CHAIN, offering a fantastic opportunity to secure a characterful property in the ever popular area of Rodley, ideal for buyers seeking something with warmth, personality and scope to make their own.

Internally, the COTTAGE feel is immediately evident. The open plan living space is welcoming and full of character, featuring HARDWOOD FLOORING, a front bay window that draws in natural light, and a cosy LOG BURNING STOVE. The space flows naturally through to the kitchen diner, creating a sociable and comfortable environment for everyday living.

The KITCHEN DINER is generously sized with ample storage, worktop space and room for dining, offering excellent potential to enhance while retaining the home's charm.

To the first floor, there are two well proportioned DOUBLE bedrooms, with the main bedroom benefiting from built in wardrobes. The BATHROOM is also located on the first floor and is fitted with a clean white suite and electric shower. In addition, there is a useful ROOM in the roof, previously utilised as a bedroom, providing FLEXIBLE space ideal for a home office, hobby room or occasional use, allowing buyers to adapt the home to suit their lifestyle.

Externally, the property benefits from off road PARKING to the front and an enclosed rear garden that offers clear potential for improvement and landscaping, creating a private outdoor retreat to complement the cottage style interior.

The LOCATION is a real draw, set within Rodley and well placed for access to nearby green spaces, including CANAL SIDE WALKS and cycling routes. There are convenient local amenities close by, along with a direct bus route into LEEDS and great connections to surrounding hotspots such as Ilkley and Harrogate, making this an ideal balance between village feel and wider accessibility.

Offered with VACANT POSSESSION and NO CHAIN this home is ready for a straightforward purchase and will appeal to first time buyers, investors and those looking for a truly individual property that stands out from more conventional homes.

An internal inspection is HIGHLY advised to fully appreciate the character, flexibility and unique feel on offer!

Tel: 0113 257 6198

**DINING KITCHEN**

16'9" x 10'0" (5.12m x 3.07m)

**LIVING ROOM**

16'9" x 9'7" (5.12m x 2.94m)

**BEDROOM**

10'10" x 10'1" (3.32m x 3.09m)

**BEDROOM**

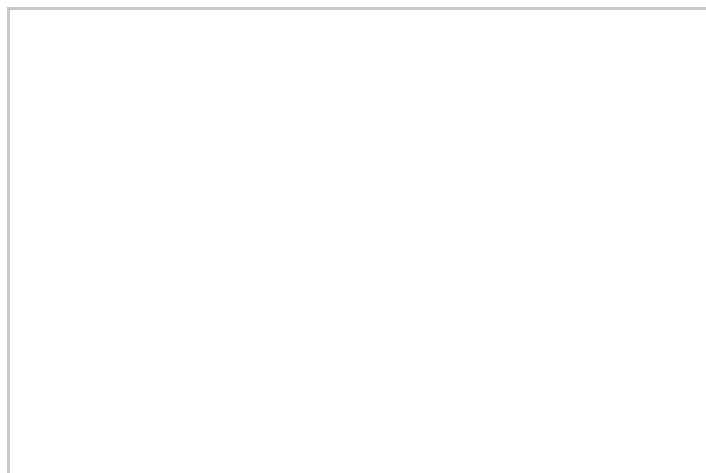
10'9" x 9'8" (3.29m x 2.95)

**BATHROOM**

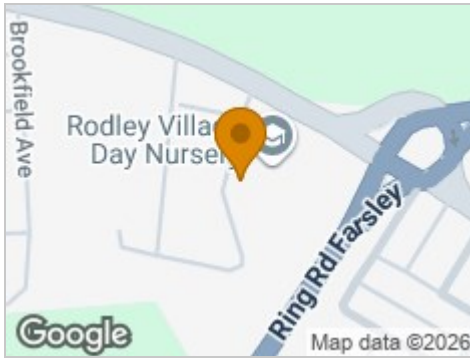
5'6" x 5'5" (1.68m x 1.67m)

**ROOM IN ROOF**

17'10" x 16'9" (5.46m x 5.12m)



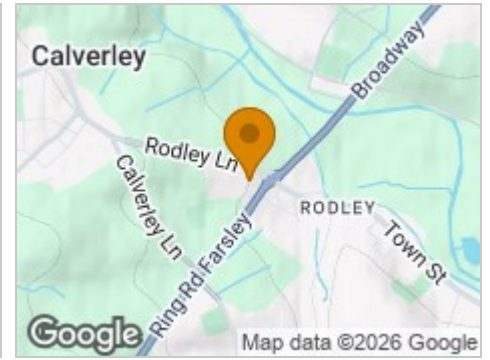
## Road Map



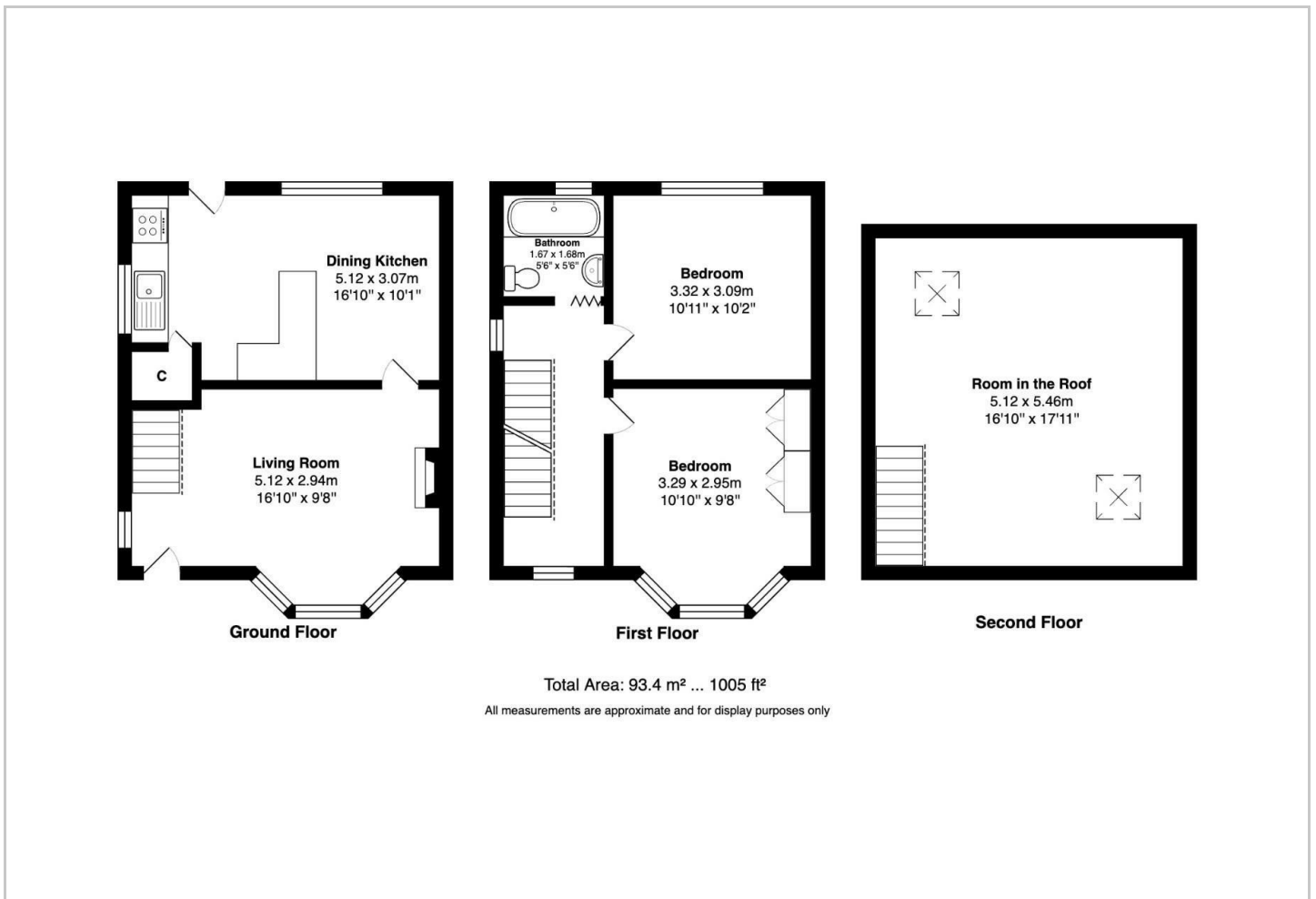
## Hybrid Map



## Terrain Map



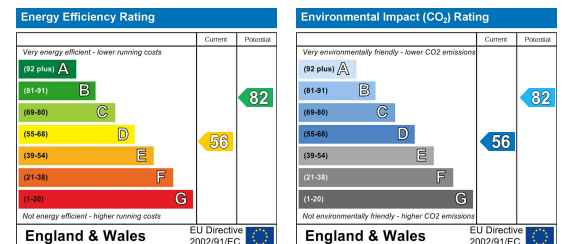
## Floor Plan



## 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.