



Eggleston Street, Leeds LS13 1JR

welcome to

Eggleston Street, Leeds

A superb opportunity to acquire a beautifully presented three-bedroom home in one of Rodley's most desirable locations. With a versatile cellar room, spacious interior and extremely well presented, early viewing is strongly advised. Please contact our Pudsey office to arrange your viewing.



Property Information

Situated in the highly desirable village of Rodley, this attractive three-bedroom end-terrace home offers a wonderful blend of character, modern living, and convenience. Perfectly positioned close to Rodley Nature Reserve and Rodley Park, whilst benefiting from excellent access to the Leeds Ring Road, this beautifully maintained property is ideal for first-time buyers, professionals, and growing families alike. The property has been exceptionally well cared for, including a full roof replacement and repointing completed in 2025, providing peace of mind for years to come.

Rodley remains one of the area's most popular residential locations, offering the perfect balance between village charm and commuter convenience. Residents can enjoy scenic walks and wildlife at Rodley Nature Reserve, recreational facilities at Rodley Park, local shops, cafes and amenities, whilst excellent transport links provide easy access to Leeds, Bradford and surrounding areas via the nearby Ring Road.

Lounge

Accessed via a PVC front door, the welcoming lounge is a bright and stylish reception room featuring high ceilings carpeted flooring, modern spotlights, attractive decor throughout. A superb space for relaxing and entertaining.

Kitchen

The modern kitchen is fitted with a range of units and benefits from integrated, oven, induction hob, sink unit, plumbing for washing machine, practical lino. A functional and contemporary space designed for everyday living.

Cellar Room

A real bonus to the property, the cellar has been converted into a versatile additional room and features carpeted flooring, front facing window, radiator, Ideal boiler. Currently suitable for use as a home office, study, games or hobby room.

Landing

Useful storage cupboard

Bedroom One To Second Floor

Generous double bedroom with two windows providing excellent natural light, carpeted flooring, spotlights, and a spacious, well-presented interior. The upper windows enjoy a beautiful open outlook over the countryside towards Calverley, adding to the room's appeal.

Bedroom Two to first floor

Double bedroom with Original feature fireplace, high ceiling, carpeted flooring, characterful and inviting.

Bedroom Three to first floor

Good-sized single bedroom with carpeted flooring, ideal as a child's room, nursery or home office.

Bathroom

White suite comprising bath with shower over, WC, wash hand basin, heated towel rail, tiled floor and extractor fan.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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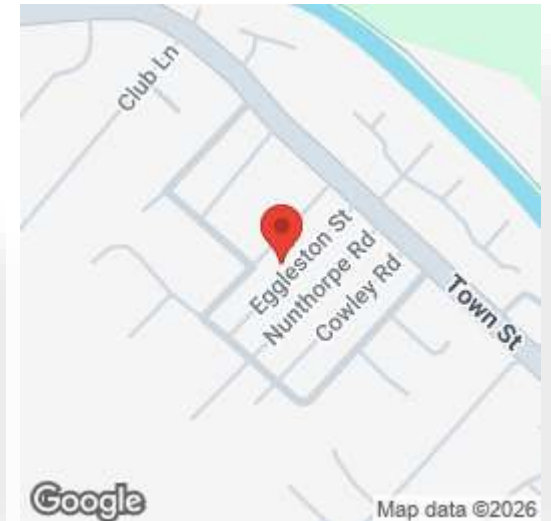
- GUIDE PRICE OF £200,000 TO £210,000
- Three bedroom end terrace property
- Modern well presented throughout
- Versatile cellar room
- High ceilings

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY116162 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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