



Brookfield Avenue, Rodley Leeds LS13 1NL

welcome to

Brookfield Avenue, Rodley Leeds

A fantastic opportunity to acquire this well-presented home occupying a generous plot with an exceptionally large garden for the area. Offering versatile living accommodation, ample parking, and a garage to the rear this property is ideal for families or first-time buyers.



Property Information

Entrance Hall

A welcoming entrance providing access to the principal ground floor accommodation, creating an inviting first impression of the home.

Living Room

A bright and comfortable reception room featuring ample space for a range of furniture. Natural light floods through the window, creating a warm and inviting atmosphere, ideal for both relaxing and entertaining.

Kitchen

The kitchen is fitted with a range of wall and base units complemented by work surfaces and space for appliances. Offering practical storage and preparation space, it serves as the heart of the home and enjoys views over the rear garden.

Cellar

A useful cellar providing excellent storage space with potential for a variety of uses.

Landing

Providing access to all first-floor rooms and benefiting from a window allowing natural light into the space.

Bedroom One

A generous double bedroom offering plenty of space for freestanding furniture and wardrobes, creating a comfortable and relaxing retreat.

Bedroom Two

A further well-proportioned double bedroom enjoying pleasant outlooks and providing flexible accommodation for family members or guests.

Bedroom Three

A single bedroom ideal as a child's room, nursery, home office, or dressing room, depending on individual requirements.

Bathroom

Fitted with a three-piece suite comprising a bath, wash hand basin, and WC. The bathroom is designed to provide practicality and comfort for everyday family living.

External

To the front of the property is a lawned garden that enhances the home's kerb appeal, alongside a driveway providing valuable off-street parking. To the rear is a particularly generous garden, mainly laid to lawn, offering an excellent outdoor space for families, gardening enthusiasts, and those who enjoy entertaining during the warmer months.

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.



view this property online williamhbrown.co.uk/Property/PDY117088



welcome to

Brookfield Avenue, Rodley Leeds

- Three well-proportioned bedrooms
- Two spacious reception rooms
- Exceptionally large rear garden
- Driveway providing off-street parking for two vehicles
- Detached garage to the rear

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£275,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY117088



Property Ref:
PDY117088 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk