





Town Street,Rodley Leeds LS13 1HP

william h brown

welcome to

Town Street, Rodley Leeds

Situated in a lovely Rodley location, this well-presented two bedroom ground floor flat offers spacious accommodation, a garage and allocated parking. Featuring a generous lounge diner, fitted kitchen, modern wet room and fitted wardrobes to both bedroomswith the added benefit of garage parking.













Property Information
Situated in a sought-after Rodley location close to the canal, this well-presented two bedroom ground floor flat offers spacious accommodation together with the added benefits of a garage and allocated parking. The property features a generous lounge diner, fitted kitchen, modern wet room and fitted wardrobes to both bedrooms.
The accommodation comprises an entrance porch, a spacious lounge diner offering plenty of room for living and dining furniture, and a fitted kitchen. There are two bedrooms, including a good-sized double bedroom with fitted wardrobes and a second single bedroom also benefiting from fitted storage. A modern wet room completes the accommodation and features spotlights and an extractor fan.
Externally, the property enjoys a garage to the rear with potential for a variety of uses, subject to any necessary consents, together with allocated parking.
Located close to local amenities, transport links and the picturesque canal, this is a fantastic opportunity in a highly desirable area.

Entrance Porch
A useful entrance porch provides a welcoming introduction to the property and offers a practical space for coats and footwear before entering the main accommodation.

Lounge Diner
A good-sized reception room offering ample space for both living and dining furniture. Bright and comfortable, this versatile room provides an ideal setting for everyday living and entertaining

Kitchen
Fitted with a range of wall and base units incorporating work surface space. The kitchen features spotlighting, lino flooring and space for essential appliances, creating a practical and functional cooking environment.

Bedroom One
A generous double bedroom positioned to the front of the property and benefiting from fitted wardrobes, providing excellent storage without compromising floor space.

Bedroom Two
A well-proportioned single bedroom with fitted wardrobes, making it ideal as a guest room, home office or child's bedroom

Bathroom
A modern wet room fitted with contemporary fixtures and fittings, complemented by spotlights and an extractor fan, creating a stylish and practical space.

Outisde
To the rear of the property is a garage offering excellent storage and potential for conversion, subject to any necessary consents. Allocated parking is also available, providing convenient off-street parking. The property's desirable Rodley location, close to the canal and local amenities, further enhances its appeal.

Agents Note
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The garage offers excellent flexibility for storage, hobby space or potential future conversion, subject to any permissions required.

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Town Street, Rodley Leeds

- Modern Ground Floor Flat
- Two Bedrooms
- Spacious Lounge Diner
- Garage
- Popular Rodley Location

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY117434

The Property Ombudsman

Property Ref:
PDY117434 - 0002

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