

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Town Street

Rodley, Leeds, LS13 1HW

Offers In The Region Of

££££ ££££



Council Tax: D



# 183 -185 Town Street

Rodley, Leeds, LS13 1HW

## Offers In The Region Of £375,000



- Rare to market - Internal viewing is a must!
- Expansive detached family residence
- Elevated rural views toward Rodley canal
- Blank canvas for personalisation
- Open-plan kitchen with utility & cellar
- Great size plot offering raised sun terrace
- Off-street parking available
- Substantial room sizes throughout
- Unique history with period features
- Fantastic local amenities, schools and canal walks

Calling ALL families & property developers! This unique DETACHED residence was once TWO semi-detached homes, now offering a SUBSTANTIAL FOUR-bedroom accommodation. A true BLANK CANVAS with generous room sizes, OFF-STREET parking and elevated VIEWS toward Rodley canal, its ideal for anyone looking to create their dream home!

Welcome to this SUBSTANTIAL, detached FOUR-bedroom house, brimming with potential and waiting for the right family, investor or property developer to create their dream home. This sizeable property was originally TWO Semi-detached houses, now seamlessly combined into a generous ONE-OF-A-KIND family home.

Step inside to discover a BLANK CANVAS of neutrally decorated rooms, ready for you to stamp your own style. The ground floor offers two areas for hosting, each with their own unique features. The main LIVING ROOM is a massive space, complete with an electric fireplace and French doors that open out to the garden patio. The second is currently used as a DINING AREA, offers access to the first floor and cellar and offers the flexibility to be separated from the kitchen, depending on your vision.

The OPEN-PLAN KITCHEN DINER is a home cook's delight with a Rangemaster oven, fitted wall and base units, and a separate UTILITY space. Bathed in dual-aspect natural light, it's a great place for family meals or entertaining guests.

Upstairs, you'll find FOUR DOUBLE bedrooms. The main bedroom, offering a south-facing garden view, has its own ENSUITE bathroom and integrated storage cupboard. The second and third bedrooms are large doubles, with the third currently used as a SITTING ROOM, boasting a grand period fireplace and fantastic VIEWS towards Rodley canal. The fourth bedroom is perhaps a more standard size double, a neutral blank canvas awash with natural light and an arched wall recess.

There are currently TWO BATHROOMS in the house; an accessible ground floor WET ROOM with access from the utility room, and a good-sized ENSUITE for the main bedroom, both featuring tiled suites.

Externally, the property benefits from OFF-STREET and elevated rural views towards Rodley canal. It's ideally located with easy access to public transport links for Leeds & Bradford, excellent schools, local amenities, nearby canal walks, and more.

In short, this property is truly ONE-OF-A-KIND with a great plot and massive potential. So why wait? Start imagining your dream home today!

Tel: 0113 257 6198

**LIVING ROOM**

15'5" x 24'2" (4.71 x 7.39m)

**DINING KITCHEN**

15'5" x 24'2" (4.70 x 7.39m)

**UTILITY**

5'1" x 4'5" (1.57 x 1.37m)

**GROUND FLOOR BATHROOM**

5'1" x 7'8" (1.57 x 2.34m)

**CELLAR**

7'5" x 3'7" (2.28 x 1.10m)

**CELLAR**

7'5" x 8'9" (2.28 x 2.68m)

**LANDING**

**BEDROOM ONE**

14'10" x 11'1" (4.53 x 3.38m)

**ENSUITE**

4'5" x 12'7" (1.36 x 3.85m )

**BEDROOM TWO**

10'0" x 12'10" (3.07 x 3.92m)

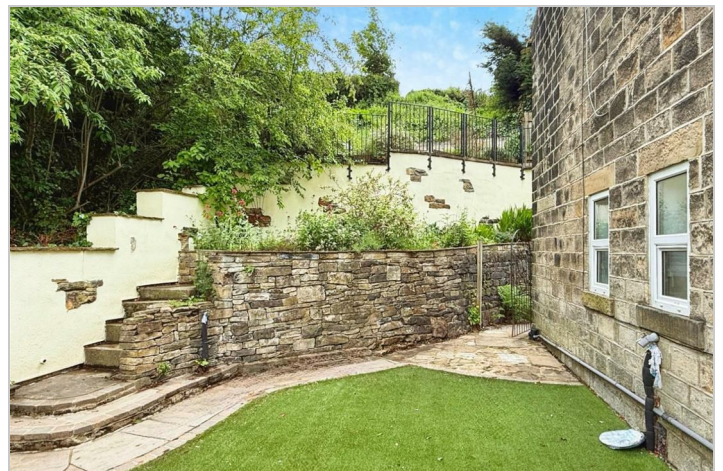
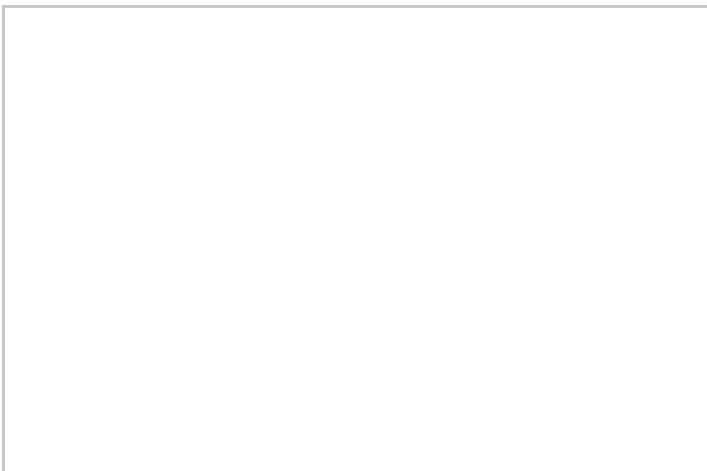
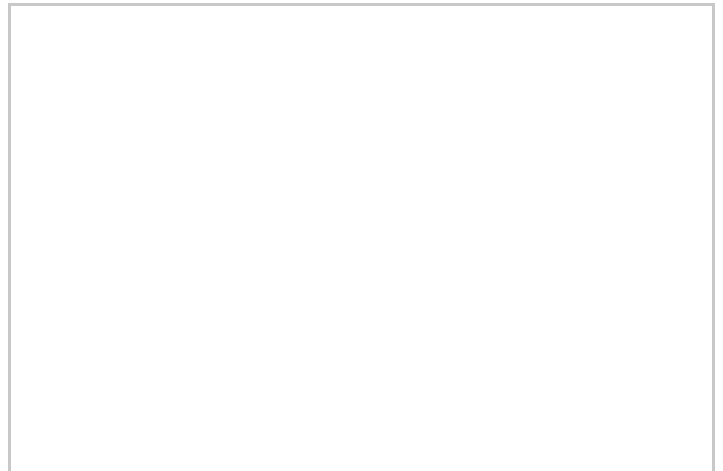
**BEDROOM THREE**

14'10" x 12'11" (4.54 x 3.94m)

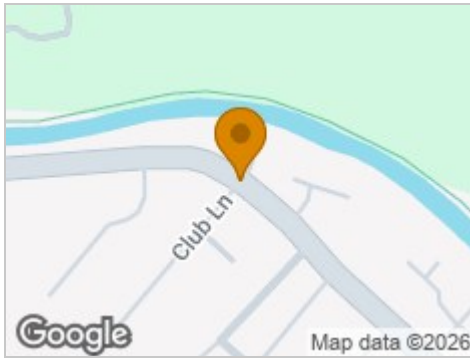
**BEDROOM FOUR**

9'4" x 10'11" (2.87 x 3.35m)

**EXTERNAL GARDENS & DRIVE**



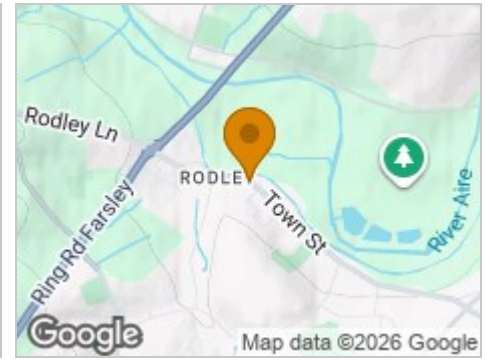
## Road Map



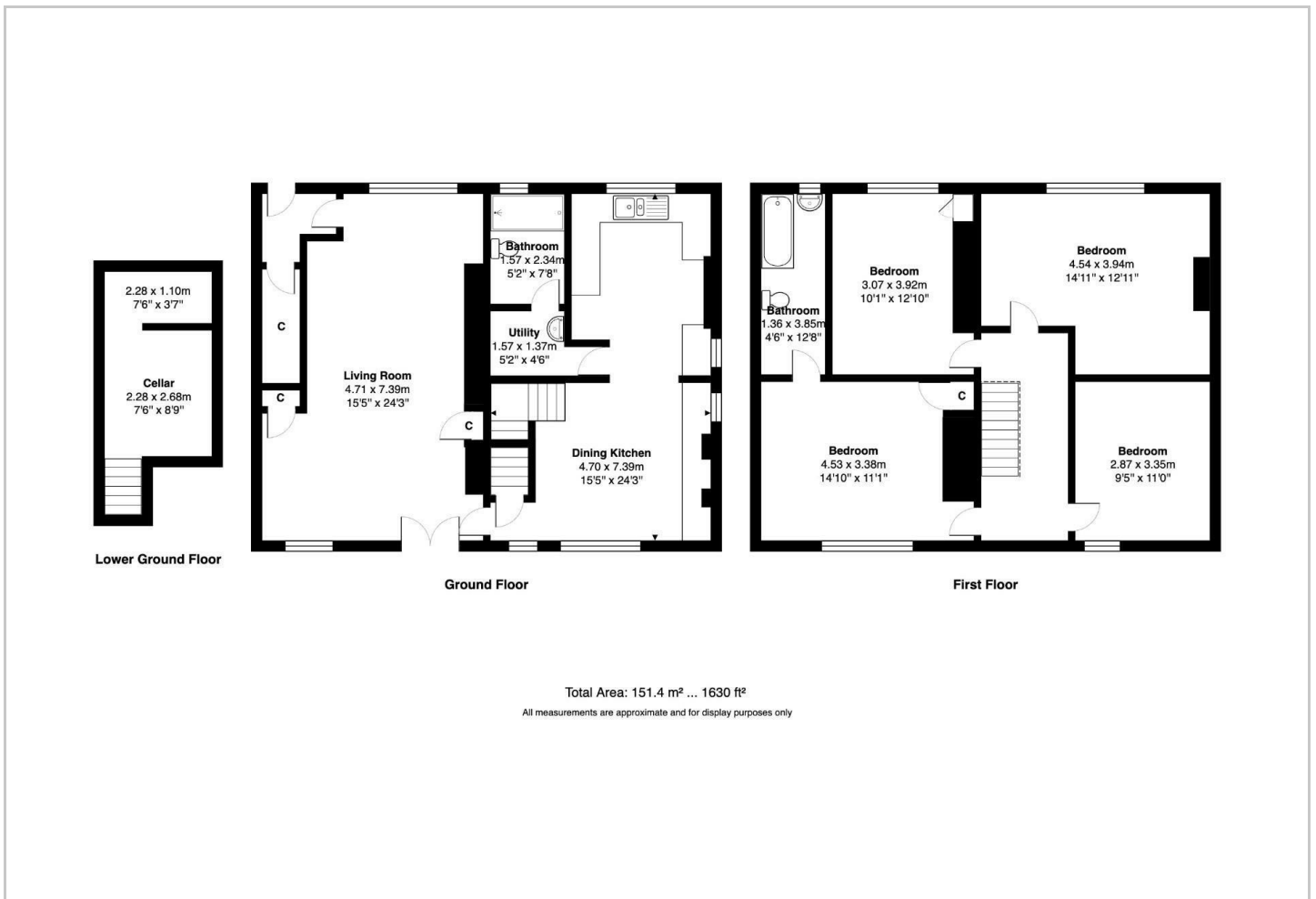
## Hybrid Map



## Terrain Map



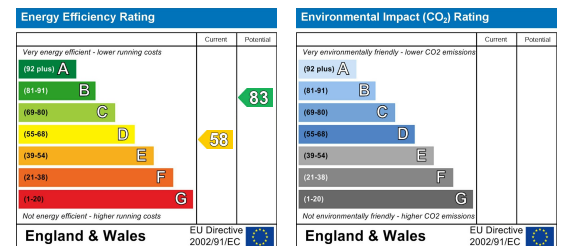
## Floor Plan



## 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.