



HOME

MARKETING & MANAGEMENT

RODLEY HALL, TOWN STREET LS13 1HW

£239,999



Spectacular Spacious Executive Style Town House
2 En Suite Double Bedrooms with Exposed Beams
Renovated Grade II Gothic Style Victorian School
Sympathetically Modernised, Character Features
Contemporary Neutral Decor. Solid Wood Floor
Enormous Living Room, Dining Area, High Ceiling
Modern Walnut Style + Granite Ktchn, Oven, Hob
Integral Appliances. Spiral Staircase. Guest WC
Sash Windows. Electric Wall Heating. 2 x Parking
Stone Patio, Garden. Private Courtyard. No Chain



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GENERAL DESCRIPTION
 SPECTACULAR & SPACIOUS EXECUTIVE STYLE MEWS TOWN HOUSE
**** TWO DOUBLE BEDROOMS** with EXPOSED TIMBER CEILING BEAMS, BOTH with EN SUITE BATHROOMS, ONE with MULTI-POINT SHOWER ENCLOSURE** RENOVATED GOTHIC STYLE GRADE II LISTED VICTORIAN SCHOOL HOUSE BELIEVED TO DATE FROM 1877** SYMPATHETICALLY MODERNIZED, RETAINING MANY CHARACTER FEATURES** CONTEMPORARY LIGHT NEUTRAL DECOR** ENORMOUS THROUGH LIVING ROOM with DINING AREA, POLISHED WALNUT SOLID WOOD FLOOR, FEATURE HOLE-IN-THE-WALL ELECTRIC FLAME EFFECT REMOTE CONTROLLED FIRE, HIGH CEILING, SPIRAL STAIRCASE** MODERN FITTED WALNUT STYLE KITCHEN with BLACK POLISHED GRANITE WORKTOPS, TUMBLED TRAVERTINE BRICK MOSAIC TILED SPLASHBACKS, WHITE PORCELAIN 1.5 BOWL SINK with SLIM CHROMED MIXER TAP, STAINLESS STEEL FACED DRAWS, STAINLESS STEEL ELECTRIC FAN ASSISTED OVEN, BLACK CERAMIC ELECTRIC HOB, EXTRACTOR HOOD, INTEGRAL DISHWASHER, WASHER/DRYER, FRIDGE/FREEZER, CONCEALED DOWNLIGHTERS, TILED FLOOR** MODERN WHITE EN SUITE BATHROOMS with FREE STANDINGS BATHS, RECTANGULAR VANITY WAS BASINS with STORAGE BELOW, EXPOSED BRICKWORK & BEAMS, CLOSE COUPLED WCs** REMOTE CONTROLLED MULTI-POINT SHOWER ENCLOSURE** ELECTRIC WALL PANEL HEATING** UNVENTED HOT WATER SYSTEM** RECESSED SPOTLIGHTS** STONE MULLIONED WOOD FRAMED SASH WINDOWS** STONE FLAGGED PATIO & LAWNED GARDEN with SHRUBBERY BORDERS, WESTERLY ASPECT for EVENING SUN** TWO PARKING SPACES** PRIVATE GATED COURTYARD DEVELOPMENT** CONVENIENT for LOCAL AMENITIES, COUNTRYSIDE & CANALSIDE WALKS, NATURE RESERVE & COMMUTING to LEEDS & BRADFORD** OF PARTICULAR INTEREST to DISCERNING PROFESSIONAL COUPLES SEEKING REMARKABLE, WELL PROPORTIONED & WELL PRESENTED ACCOMMODATION in a MAGNIFICENT CHARACTER BUILDING with EXCELLENT TRANSPORT LINKS, ACCESS to LOCAL FACILITIES & RECREATION ALONG THE AIRE VALLEY** NO CHAIN.

TENURE

999 year long leasehold from 01/01/2007. Peppercorn ground rent. Property owner has one share in the residents' management company. Service charge c. £600 per annum including building insurance

ROOM MEASUREMENTS

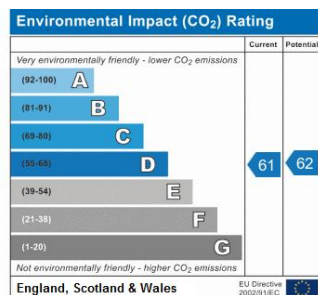
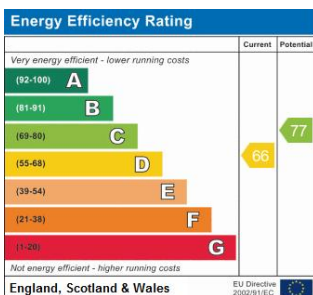
- OPEN ENTRANCE HALL** 4' 10" x 3' 11" (1.47m x 1.19m) max
- LIVING ROOM WITH DINING AREA** 23' 5" x 20' 0" (7.14m x 6.1m) max
- KITCHEN** 14' 4" x 5' 8" (4.37m x 1.73m)
- GUEST WC** 6' 7" x 3' 9" (2.01m x 1.14m) max
- SPIRAL STAIRCASE AND LANDING** 3' 11" x 3' 10" (1.19m x 1.17m) max
- DOUBLE BEDROOM 1** 14' 8" x 11' 11" (4.47m x 3.63m) max
- EN SUITE BATHROOM** 11' 11" x 4' 11" (3.63m x 1.5m) max
- DOUBLE BEDROOM 2** 13' 6" x 11' 9" (4.11m x 3.58m) max
- EN SUITE BATHROOM** 11' 11" x 5' 11" (3.63m x 1.8m) max

OPENING HOURS

Pudsey Office

Monday to Friday
 Saturday
 Sunday & Bank Holidays

8.30am – 5.00pm
9.00am – 1.00pm
Closed



Address:
 3 Rodley Hall Town Street Rodley LS13 1HW

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

