



**HomeBuyers**  
PROPERTY SERVICES

RODLEY HALL, TOWN STREET, RODLEY LS13 1HW

**£164,999**



Spectacular Executive Style Duplex Apartment  
2 En Suite Double Bedrooms, Exposed Beams  
Renovated Gothic Style Victorian School House  
Sympathetically Modernised, Character Features  
Contemporary Neutral Decor. Solid Wood Floor  
Enormous Lounge, High Ceiling + Sash Windows  
Monumental Stone Fireplace, Log Burning Stove  
Modern Walnut Style + Granite Ktchn, Oven, Hob  
Integral Appliances. Electric Heating. 2 x Parking  
Shared Gated Lawned Grounds. No Chain Sale



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## £164,999

### GENERAL DESCRIPTION

SPECTACULAR, SUBSTANTIAL & SPACIOUS EXECUTIVE STYLE DUPLEX APARTMENT \*\* TWO DOUBLE BEDROOMS with EXPOSED TIMBER WALL & CEILING BEAMS, EXPOSED BRICKWORK, BOTH EN SUITE, ONE BATHROOM, ONE JACK & JILL SHOWER ROOM \*\* PART of a RENOVATED GOTHIC STYLE GRADE II LISTED VICTORIAN SCHOOL HOUSE \*\* SYMPATHETICALLY MODERNIZED whilst RETAINING A WEALTH of CHARACTER FEATURES \*\* CONTEMPORARY LIGHT NEUTRAL DECOR \*\* ENORMOUS THROUGH LIVING ROOM with POLISHED WALNUT SOLID WOOD FLOOR, FEATURE MONUMENTAL STONE FIREPLACE, BLACK CAST IRON LOG BURNING/SOLID FUEL STOVE, WOOD FRAMED SASH WINDOWS, HIGH CEILING, SPIRAL STAIRCASE \*\* MODERN FITTED WALNUT STYLE KITCHEN with BLACK POLISHED GRANITE WORKTOPS, WHITE PORCELAIN SINK with SLIM CHROMED MIXER TAP, 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 THREE PIECE BATHROOM with CIRCULAR WASH BASIN, WASH STAND, EXPOSED BRICKWORK & BEAMS \*\* MODERN WHITE EN SUITE JACK & JILL SHOWER ROOM with MULTI-POINT SHOWER CUBICLE, CIRCULAR WASH BASIN, WASH STAND, EXPOSED BRICKWORK & BEAMS \*\* ELECTRIC WALL PANEL HEATING \*\* UNVENTED HOT WATER SYSTEM \*\* ENTRY INTERCOM \*\* SHARED LAWNE D GARDEN with SHRUBBERY BORDERS, MATURE TREES, CAPPED STONE BOUNDARY WALLS, DECORATIVE METAL RAILINGS & PEDESTRIAN GATES, WESTERLY ASPECT for AFTERNOON & EVENING SUN \*\* TWO DESIGNATED CAR PARKING SPACES \*\* 999 YEAR LONG LEASEHOLD with PEPPERCORN RENT \*\* SERVICE CHARGE c. £600 PER ANNUM \*\* CONVENIENT for LOCAL AMENITIES & COMMUTING to LEEDS & BRADFORD \*\* OF PARTICULAR INTEREST to DISCERNING PROFESSIONAL COUPLES & DOWNSIZERS 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 SALE.

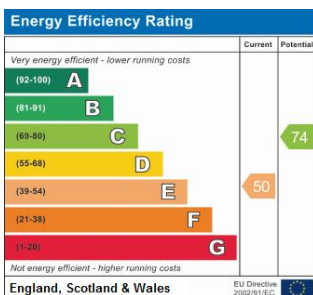


### TENURE

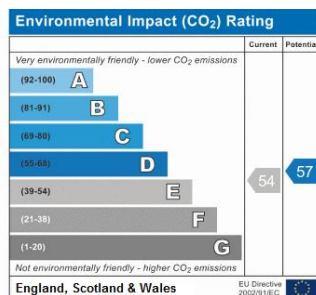
999 year long leasehold from 2007. Peppercorn rent. Service charges c. £600 per annum.

### ROOM MEASUREMENTS

**KITCHEN** 9' 7" x 8' 0" (2.92m x 2.44m) max  
**LIVING ROOM** 17' 10" x 17' 7" (5.44m x 5.36m) max  
**SPIRAL STAIRS & LANDING** 6' 1" x 5' 6" (1.85m x 1.68m) max  
**DOUBLE BEDROOM 1** 12' 5" x 9' 4" (3.78m x 2.84m) max  
**EN SUITE BATHROOM** 6' 0" x 5' 2" (1.83m x 1.57m) max  
**DOUBLE BEDROOM 2** 12' 4" x 8' 8" (3.76m x 2.64m) max  
**EN SUITE/JACK & JILL SHOWER ROOM** 5' 11" x 5' 2" (1.8m x 1.57m) max



England, Scotland & Wales  
 Address:  
 5 Rodley Hall Rodley LS13 1HW



England, Scotland & Wales  
 EU Directive 2002/91/EC

### OPENING HOURS

#### Pudsey Office

Monday to Friday  
 Saturday  
 Sunday & Bank Holidays

9.00am – 5.30pm  
 9.00am – 4.00pm  
 Closed

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 HomeBuyers.

