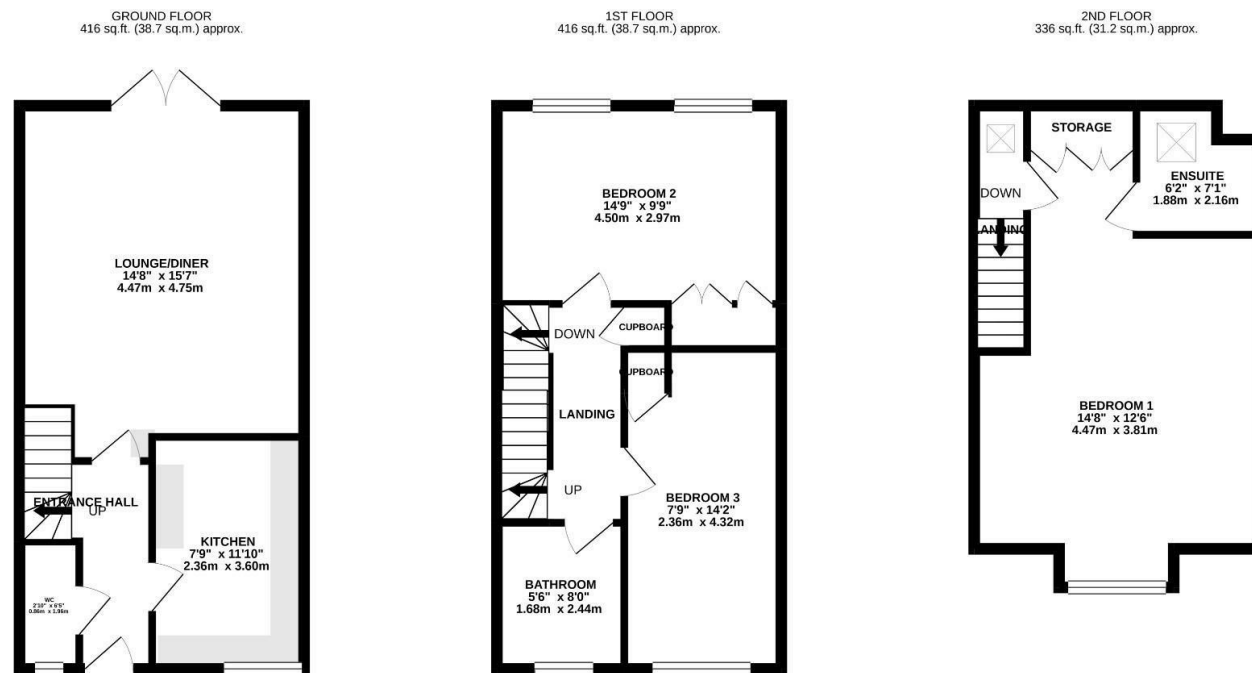


# HARDISTY AND CO



TOTAL FLOOR AREA: 1168 sq.ft. (108.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2021.

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

**Hardisty and Co - Agents note:**

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

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# HARDISTY AND CO



**Georgian Square**  
 Rodley

**£275,000**

3 BEDROOM HOUSE - TERRACED

hardistyandco.com



**INTRODUCTION**

A fabulous, leafy location overlooking the delightful communal 'Green!' We are excited to offer onto the market this beautiful three double bedroom, mid town house offering two allocated parking spaces and an enclosed family garden with deck, Astroturf lawn and garden shed! Sited close to excellent amenities, schools, the Leeds Liverpool canal for those lovely weekend walks or bike rides and with great commuter links too! Over three floors and with high specification finish throughout, comprises, to the ground floor, an entrance hall, modern fitted kitchen with ample storage and worktop space, numerous integrated appliances and nice finish, useful two piece guest WC and a good size lounge/diner with access out to the garden and space for table and chairs - perfect for entertaining family and friends. To the first floor are two generous bedrooms, one with fitted furniture and a modern white house bathroom which is fully tiled and has a shower over the bath. To the second floor, at the top of the house and offering great privacy is the Master suite, a double bedroom with fitted furniture and luxury ensuite shower room. Velux windows and a window to the front, flood this delightful space with natural light. This property is ready to move straight into and will not be around for long!

**LOCATION**

The increasingly sought after village of Rodley is extremely popular with professionals, first time buyers and families alike and is easily accessed from the Ring Road (A6120). The canal, Millennium Trail and Rodley Nature Reserve can be found close by and offer a range of beautiful places where you can walk or enjoy water-side activities. Commuting to the business centres of Leeds & Bradford is convenient, either by private or public transport. Just a short car ride away is the popular Owlcotes Centre at Pudsey offering an M & S store, Asda and New Pudsey train station. Rodley 'village' offers a selection of shops, restaurants, cafes and local pubs. The neighbouring villages of Calverley, Horsforth and Farsley are only a short distance away and offer a comprehensive range of facilities, restaurants, public houses and eateries. A few miles away in Apperley Bridge, the train station offers varied, regular and fast services, getting you into Leeds in ten minutes.

**HOW TO FIND THE PROPERTY**  
SAT NAV - Post Code - LS13 1PZ.

**ACCOMMODATION**

**GROUND FLOOR**

Composite entrance door to ...

**ENTRANCE HALL**

A lovely first impression, nicely finished with staircase up to the first floor and doors to ...

**GUEST WC**



**6'5" x 2'10"**

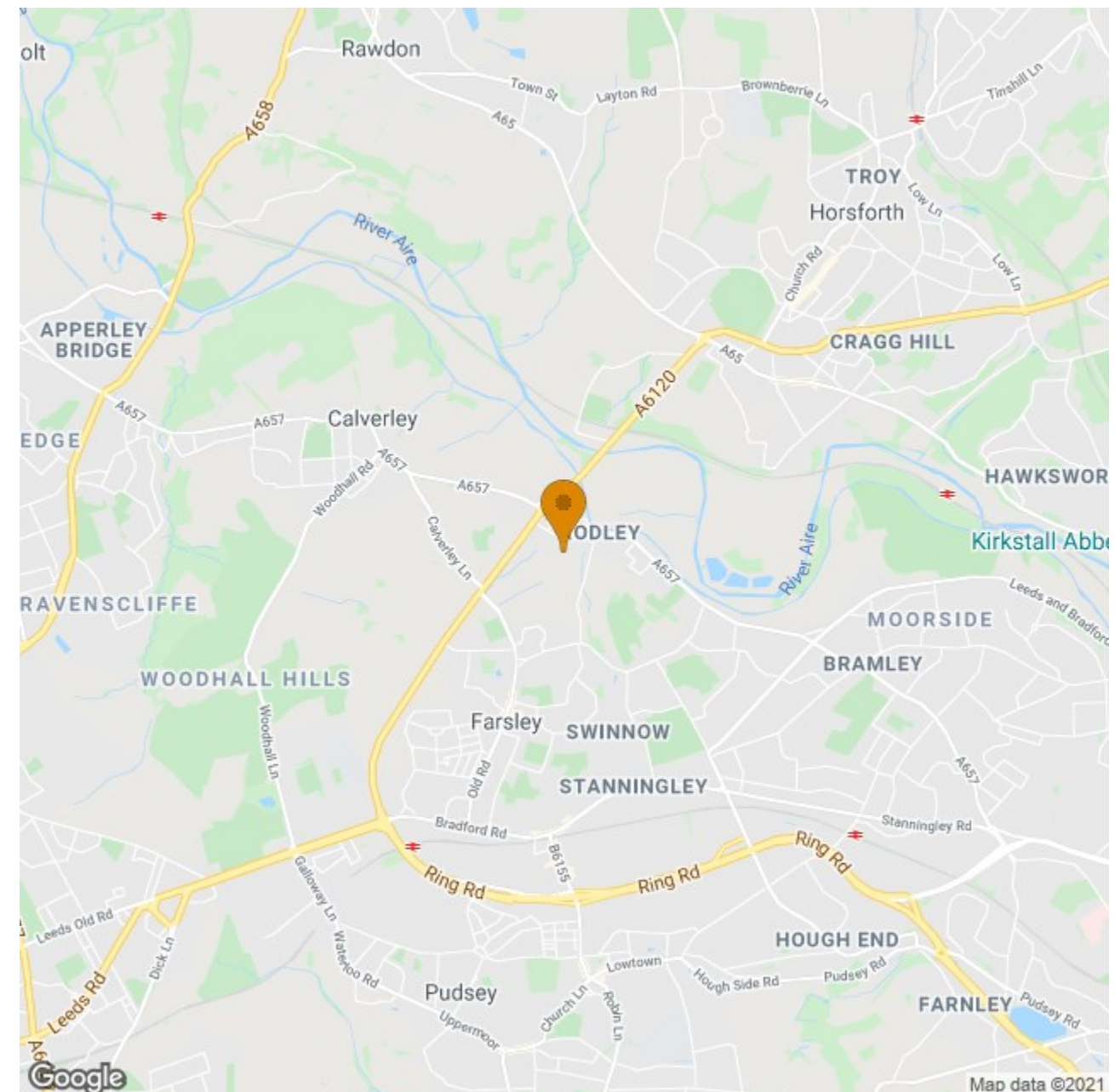
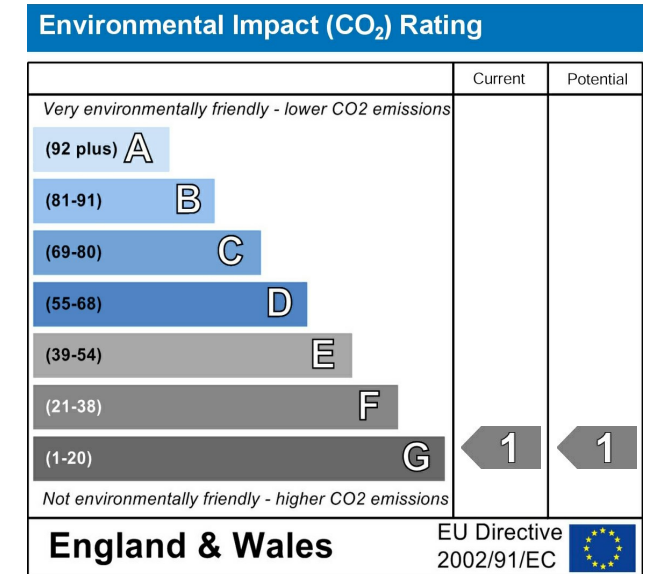
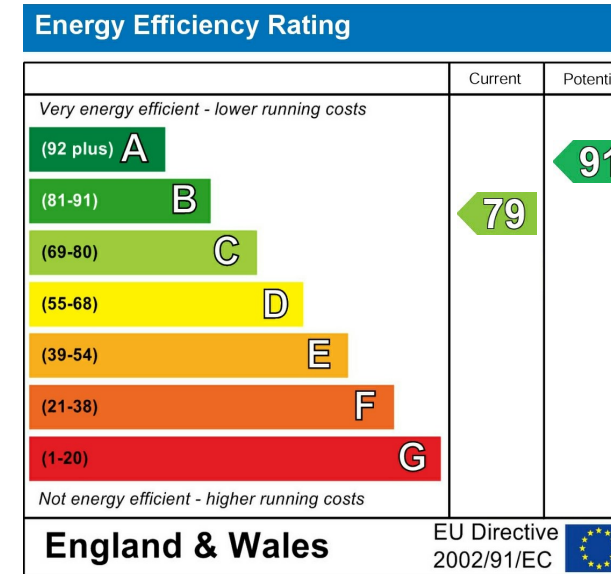
A modern white two piece suite with tiled floor, basin set into vanity storage unit and WC. Recessed spotlighting and window to the front elevation - essential for a busy family home.

**KITCHEN**



**11'10" x**

A modern Shaker style fitted kitchen with granite worktops, tiled floor and integrated appliances, including an electric oven, four point gas hob, extractor fan over, dishwasher, fridge freezer and washing machine (one month old). Recessed spotlighting, pleasant outlook to the front and metro style tiling to splashbacks. Ample storage and worktop space too!





## MASTER BEDROOM SUITE



14'8" x 12'6"

A good size Master bedroom, at the top of the house so lovely and quiet with Velux window, window to the front and recessed spotlighting. Fitted furniture and door to ...

## ENSUITE SHOWER ROOM



6'2" x 7'1" (max)

A modern shower room with feature tiling to floor, tiled walls with contrasting borders, walk in shower enclosure with thermostatic shower, WC and basin set into vanity storage unit. Vanity mirror, heated towel rail and Velux skylight.

## OUTSIDE



There are well tended gardens/'Green', allocated parking and a lovely private garden to the rear with raised deck, Astroturf style lawn and useful garden shed. A gate leads to the two allocated parking spaces to the rear and the garden is fully enclosed by fencing - ideal!

## BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

## ADDITIONAL SERVICES - Disclosure Of Financial Inte

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

## MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.





LOUNGE/DINER



14'8" x 15'7"

A good size, light and airy living and dining space with access out to the rear garden so perfect for entertaining and barbecues! Nicely finished with feature marble fireplace housing an electric fire and recessed spotlighting.

FIRST FLOOR

LANDING

With stairs up to the second floor and doors to ...

BEDROOM TWO



14'9" x 9'9"

A good size double bedroom at the rear of the house with lots of natural light from the two windows, nicely finished with a range of fitted furniture with sliding doors.

BEDROOM THREE



14'2" x 7'9"

A large single or comfortable double with pleasant outlook to the front - nicely decorated - perfect home office if needed or maybe a child's/guest room.

BATHROOM



8'0" x 5'6"

A generous, white house bathroom with window to the front. Fully tiled to walls and floor and incorporating a bath with thermostatic shower over, glazed screen, WC and pedestal wash hand basin with mixer tap. Recessed spotlighting and extractor fan.

SECOND FLOOR

