



TOTAL APPROX. FLOOR AREA 561 SQ.FT. (52.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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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. 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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**Towler Drive**

Rodley LS13 1PB

**£725 PCM**

2 BEDROOM FLAT/APARTMENT

[hardistyandco.com](http://hardistyandco.com)

AVAILABLE 22ND MAY | UNFURNISHED | DEPOSIT APPLY | Super MODERN LIVING with LARGE LIVING/DINING SPACE thoughtfully open to defined & MODERN kitchen! GOOD SIZE bedrooms & VERY WELL PRESENTED bathroom. 2nd FLOOR thus offering PRIVACY & SECURITY with PLEASANT OUTLOOK! Lovely DEVELOPMENT secluded yet convenient, ideal commuting, CANALSIDE WALKS & amenities. EPC - B

#### INTRODUCTION

We are delighted to offer this second floor apartment, on this sought after development, finished to a high specification and offering modern, open living space. Situated in this most sought after location, close to amenities, delightful canalside walks and being ideal for commuting to Leeds and Bradford centres. The spacious accommodation comprises of, an entrance hall, which has access to the boarded loft, providing useful storage space, via a pull down ladder, a large living/dining space with a window to the front elevation and having a pleasant aspect which thoughtfully opens through to the defined and modern kitchen area which has a modern range of fitted units with complementary modern worksurfaces and integrated electric oven and four point gas hob. There are two good size bedrooms, the master with a range of built in wardrobes and the modern bathroom is very well presented and has a three piece suite with a modern shower over the bath. Outside there are communal gardens and an allocated parking space.

#### LOCATION

This area offers easy access to the Ring Road (A6120) that, in turn, links you to other major road networks to the motorways and surrounding business centres. Rodley village has a small selection of shops, local pubs and eateries and the neighbouring villages of Farsley, Horsforth and Pudsey have ample additional choice of leisure and recreational amenities. The Owlcoates Centre is located just next to the New Pudsey Train Station. This centre boasts an Asda Superstore, Marks & Spencer and other major retail outlets.

#### HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed up to the Horsforth roundabout. Turn left into Broadway (A6120), this in turn changes to Horsforth New Road. At the Rodley Roundabout turn left then take the second right onto Oaklands Road and right again into Yewdall Road then left where Pickering House can be identified by our 'To Let' sign. Post Code - LS13 1PB

#### HOLDING FEE & DEPOSIT

On your application being accepted there is a holding deposit payable equal to one weeks rent. This will be deducted from your first months rent payable before the contract start date. A full deposit is required prior to the commencement of the tenancy and will be the equivalent of five weeks rent. TO PASS AFFORDABILITY CHECKS, PLEASE ENSURE YOU ARE COLLECTIVELY, IF APPLYING AS A GROUP, OR INDIVIDUALLY, IF BY YOURSELF, EARNING 30 TIMES THE RENTAL FIGURE BEFORE PAYING THE HOLDING DEPOSIT.

#### ACCOMMODATION

GROUND FLOOR  
Entrance door to ...

#### ENTRANCE HALL

A nice size hall with modern decor scheme. Modern wood effect flooring. Doors to ...

#### LIVING/DINING AREA



#### 20'6" x 12'6" (max)

A lovely size room with modern decor scheme. Central heating radiator. A large living area and spacious dining area. uPVC double glazed window to front elevation with a pleasant outlook. Opens through to ...

#### LIVING/DINING AREA

#### LIVING DINING KITCHEN

A great space, really well defined and ideal for modern living but not too open ...

#### KITCHEN AREA



#### 9'6" x 7'7"

A lovely modern kitchen with an attractive range of wall, base and drawer units with complementary modern worksurfaces. One and a half bowl stainless steel sink and side drainer with modern mixer tap. Integrated Washer & tall fridge/freezer. Integrated electric oven and four point gas hob with extractor over. Central heating radiator. Really modern splashback tiling. uPVC double glazed window to the rear elevation.

#### BEDROOM ONE



#### 12'5" x 12'0"

A large double room with complementary built in fitted wardrobes. Central heating radiator. uPVC double glazed window to the rear elevation.

#### BEDROOM ONE



#### BEDROOM TWO



#### 8'7" x 8'6"

A really nice size second bedroom with feature decor to one wall. Central heating radiator. uPVC double glazed window to the front elevation with a pleasant outlook.

#### BATHROOM



#### 7'0" x 6'3"

A modern and very well presented bathroom with three piece suite comprising WC, pedestal wash hand basin and bath with modern shower over. Extractor fan. Part tiled with remainder in neutral decor scheme. Central heating radiator.

#### OUTSIDE

There are communal gardens and allocated parking.

#### BROCHURE DETAILS

HARDISTY & Co prepared these details, including photography, in accordance with our estate agency agreement.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A	82	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC