

HARDISTY AND CO

Chiltern Court
Rodley



4



3



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£340,000
Offers Over

hardistyandco.com

0113 239 0012

HARDISTY AND CO

Fabulous, deceptively spacious four double bedroom, stone, semi detached house providing generous, family accommodation over three floors, stunning, sunny, enclosed outside courtyard to the front, parking & an en bloc garage to the rear. Prime Rodley location close to canalside walks & bike rides, local amenities & schools & with excellent commuter links. Briefly, entrance hall, guest cloaks/W.C, good sized lounge, steps down to dining room which opens into a luxury fitted kitchen/diner with a good range of timber units with integrated appliances. First Floor: Bedroom and shower room, split level landing with access to master bedroom and en-suite. Staircase to second floor landing with bedroom and bathroom off and a further split level area leading to bedroom four and study area. There is a garage and a small patio to the rear and an enclosed courtyard style/garden to the front. Internal viewing of this property is highly recommend to fully appreciate the size of accommodation.



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INTRODUCTION

Wow!! A fabulous, deceptively spacious four double bedroom, stone built, semi detached house sited close to the Leeds Liverpool Canal so perfect for those weekend walks and bike rides, Rodley's excellent amenities and schools and with great commuter links too! Sited over three floors and with a courtyard style garden to the front, small paved patio area and en bloc garage to the rear, this family home must be viewed at your earliest convenience to appreciate both the extensive accommodation on offer and the superb location! Comprises, to the ground floor, an entrance hall, WC, good size lounge, steps down to a dining area with French doors out to the rear and which opens up into the luxury fitted kitchen with an extensive range of timber units and numerous integrated appliances. To the first floor is the Master bedroom suite with beautiful outlook and four piece ensuite bathroom, a further double bedroom and modern house shower room. A staircase to the second floor landing has a third double bedroom and bathroom off and a further split level area leads to bedroom four and study area. Not to be missed!

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 1PT.

ACCOMMODATION

GROUND FLOOR

uPVC double glazed entrance door to ...

ENTRANCE HALL

With solid hardwood flooring, staircase up to the first floor and doors to ...

GUEST WC

5'5" x 5'2"

Continuation of the solid wood flooring and with a modern two piece suite, useful cloaks storage and ladder central heating radiator. Window to the front elevation.

LOUNGE

14'9" x 11'9" (into bay)

A good size, bright and airy reception room with bay window french doors to the front elevation, continuation of the flooring and feature inset fire. Steps down to ...

DINING AREA

14'7" x 9'3"

A lovely, light and airy space with window to the rear elevation and French doors out to the rear garden. Ample space for dining furniture, recessed spotlighting and opens through to the ...

KITCHEN

13'2" x 7'11"

A dark wood fitted kitchen with contrasting light worksurfaces, integrated electric oven, combi oven, gas hob and extractor fan over. Integrated washing machine and dishwasher. Wood effect flooring and mosaic style tiling to splashbacks with neutral decor to remainder. Circular stainless steel sink and drainer with mixer tap and window to the rear elevation with pleasant outlook.

FIRST FLOOR

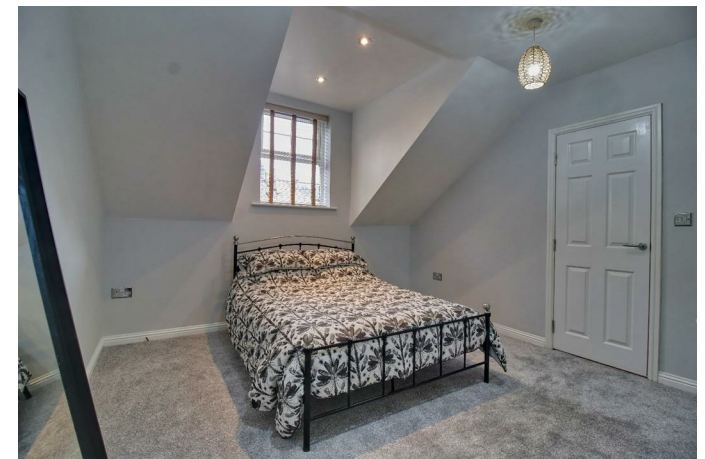
LANDING

With fitted linen/airing cupboard and vented for tumble dryer. Stairs up to the second floor and doors to ...

MASTER BEDROOM

13'0" x 11'6"

A fabulous, bright and airy Master and ensuite with beautiful outlook and fitted wardrobes. Door to ...



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ENSUITE BATHROOM

10'8" x 5'4"

A fully tiled, modern four piece ensuite bathroom with bath, shower enclosure, electric shower, WC and wash hand basin with mixer tap and fitted vanity storage unit under. Tiled floor and ladder central heating radiator. Window to the front elevation.

BEDROOM TWO

14'5" x 9'3"

A further double bedroom at the rear of the house with lots of natural light.

SHOWER ROOM

7'5" x 6'0"

A modern, fully tiled shower room with corner shower enclosure, thermostatic shower/controls, WC and wash hand basin. Tiled floor, ladder central heating radiator and window to the rear elevation.

SECOND FLOOR

LANDING

Access to the loft via a hatch, useful fitted storage and doors to ...

BEDROOM THREE

14'8" x 9'3"

A further double bedroom with fitted wardrobes at the top of the house with lovely open views to the rear.

BEDROOM FOUR

12'9" x 9'3"

Another comfortable double bedroom with fitted wardrobes at the front of the house, flooded with natural light.

STUDY

10'8" x 5'4"

Plenty of peace and quiet up here and pleasant aspect to the front. Solid hardwood flooring and Velux window.

LUXURIOUS BATHROOM

7'5" x 6'0"

Incorporates a large bath tub with central mixer tap, WC and wash hand basin. Part tiled in large ceramics with mosaic style border, neutral decor to remainder and tiled floor. Ladder central heating radiator and window to the rear elevation.

OUTSIDE

There is off street parking and en bloc garage to the rear along with a sunny, enclosed, courtyard style area to the front with ample space for garden furniture, paved patio, deck and rockery. A real sun trap - space for a hot tub too if you wish!

SPECIAL NOTE

The current vendor pays £60 PA for garden servicing to Chiltern Court limited.

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.



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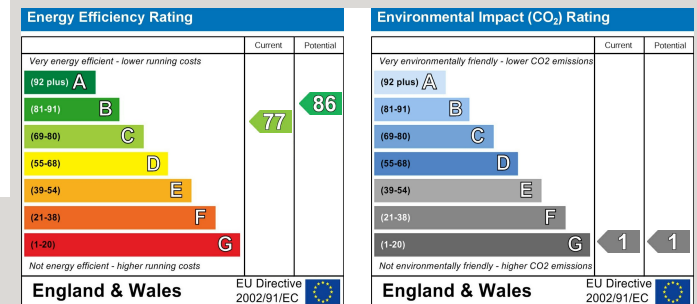
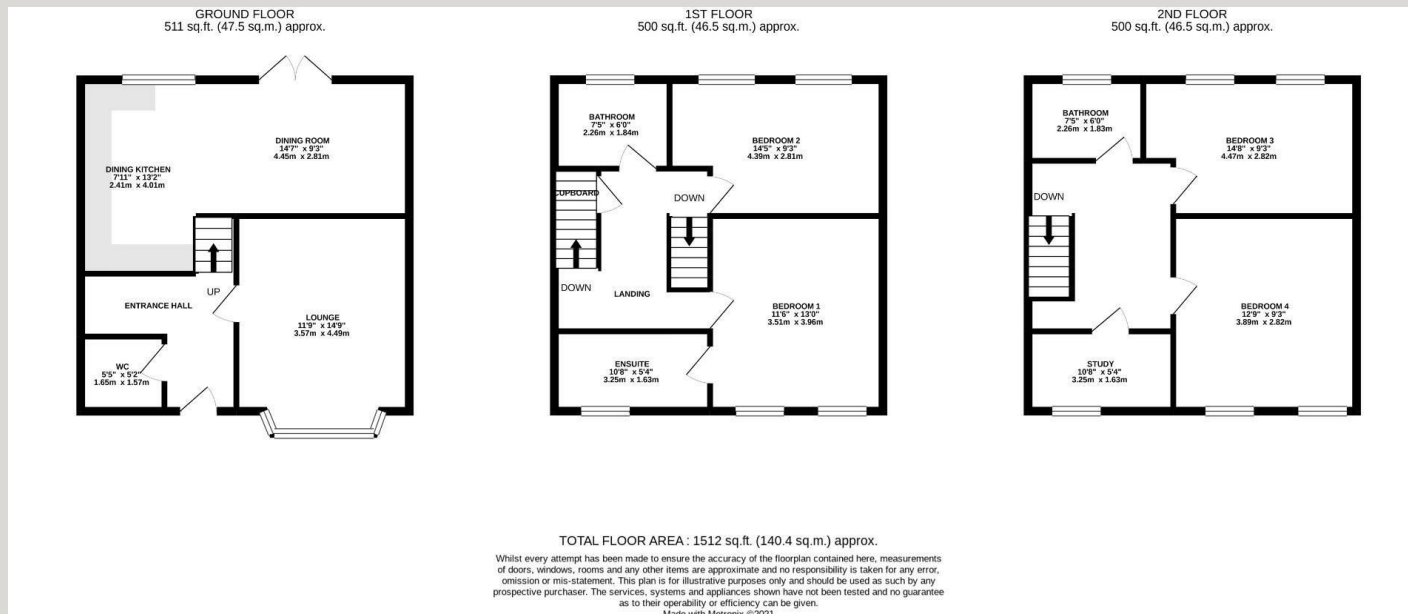
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre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

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. 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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