

HARDISTY AND CO

250 Coal Hill Lane
Rodley



£135,000
Offers In The Region Of

HARDISTY AND CO

BEAUTIFUL 'FORMER SHOW-HOME' APARTMENT - FIRST FLOOR with TWO PARKING SPACES - Intercom access & alarm - CONTEMPORARY FINISH. Spacious lounge-diner/ High Gloss kitchen, stylish bathroom & TWO LARGE DOUBLE BEDROOMS - Rodley village spot, ideal for commuters. Viewing is essential to assess the property fully, please call us now at Hardisty & Co. **NO CHAIN SALE** EPC - C



HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

OTLEY

otley@hardistyandco.com
01943 468999

LS12

ls12@hardistyandco.com
0113 2310933

hardistyandco.com

INTRODUCTION

This former "show home" apartment has been beautifully decorated and boasts a contemporary finish. Having the rare bonus of two allocated parking spaces, this first floor apartment offers an entrance hall with intercom system, spacious lounge which flows beautifully into the high gloss kitchen/diner, two large double bedrooms and a contemporary bathroom. This home is sure to appeal to a number of buyers due to its excellent size, quality and location. Ideal for commuters wanting the benefits of a great location without compromising on quality. ****NO CHAIN SALE**** Viewing is essential to assess the property fully, please call us now at Hardisty & Co.

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 1FD.

ACCOMMODATION

Door into...

COMMUNAL ENTRANCE

With steps leading up to this first floor flat.

FIRST FLOOR LANDING

With private access door into...

PERSONAL HALLWAY

A spacious hallway offering a lovely welcome. LED lighting. Alarm panel and intercom access panel. Useful storage cupboard. Door into...

LOUNGE/KITCHEN-DINER

25'3" x 11'3"

A super area, bright and airy with dual aspect windows letting the light flood in. Fitted with a good range of high gloss finish cream wall, base and drawer units providing great storage space. Complementary work-surfaces. Inset sink, side drainer and modern mixer tap. Integrated oven and gas hob. Integrated fridge/freezer. Boiler housed here.



HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

OTLEY

otley@hardistyandco.com
01943 468999

LS12

ls12@hardistyandco.com
0113 2310933

hardistyandco.com

BEDROOM ONE

9'10" x 11'10"

This is a great sized double bedroom with light scheme of decor, very bright and airy.

BEDROOM TWO

8'4" x 9'8"

Another double bedroom, bright and airy with neutral decor theme.

BATHROOM

7'4" x 5'10"

Fully tiled with smart ceramics, having a pattern border. Fitted with a modern suite comprising bath with thermostatic shower control over and chrome mixer, pedestal wash basin with mixer tap and a low flush W.C. Chrome heated towel rail and extractor fan.

TO THE OUTSIDE

Such a bonus - Two allocated car parking spaces.

LEASEHOLD & RELATED CHARGES

We understand that the property is leasehold and may therefore carry an annual charge for maintenance/ground rent. We are advised that the following applies.

Length of Lease 125 years - with 114 remaining as of 2021 - Ground Rent £250 P.A and Maintenance charge of £212p.q.

Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors.

ADDITIONAL SERVICES - Disclosure Of Financial Info

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.

BROCHURE DETAILS

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

HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

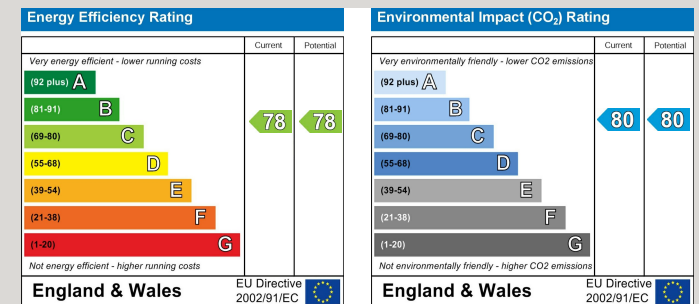
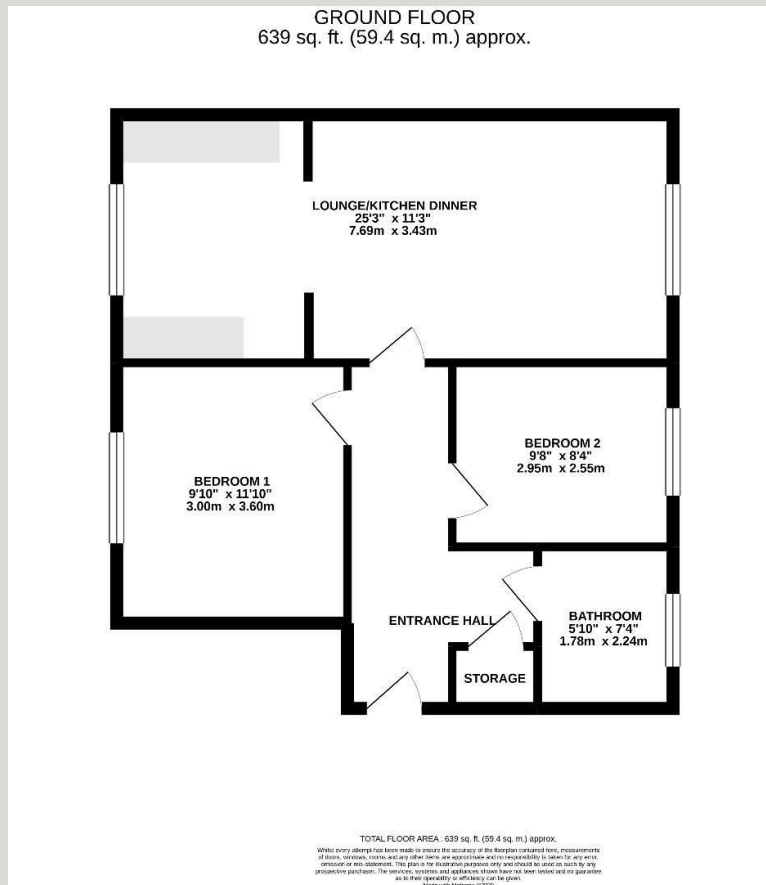
OTLEY

otley@hardistyandco.com
01943 468999

LS12

ls12@hardistyandco.com
0113 2310933

HARDISTY AND CO



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.

HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

OTLEY

otley@hardistyandco.com
01943 468999

LS12

ls12@hardistyandco.com
0113 2310933

hardistyandco.com