



HomeBuyers
PROPERTY SERVICES

7 RODLEY HALL, TOWN STREET, RODLEY LS13 1HW

£199,999



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
Feature Fireplace Spiral Staircase
Modern Walnut Style + Granite Ktchn, Oven, Hob
Integral Appliances. Electric Heating. 2 x Parking
Shared Gated Lawned Grounds.



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GENERAL DESCRIPTION

A large and impressive well presented two double bedroom (both en-suite) duplex apartment situated within a stylishly converted Victorian school house in the popular area of Rodley. Will be of particular interest to professionals seeking spacious character accommodation which benefits from: Feature ceiling beams; off street parking; generous open-plan living area with fireplace; spiral staircase and large windows; modern fitted kitchen area with granite worktops and under counter lighting; en-suite four piece bathroom and three piece shower room; modern décor. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style, charm and proportions of the accommodation on offer

TENURE

Leasehold

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

ROOM MEASUREMENTS

LIVING ROOM 22' 5" x 21' 11" (6.83m x 6.68m) max

OPEN PLAN KITCHEN 8' 2" x 7' 8" (2.49m x 2.34m)

SPIRAL STAIRCASE AND LANDING

DOUBLE BEDROOM 1 16' 7" x 11' 11" (5.05m x 3.63m)

EN SUITE BATHROOM 7' 8" x 5' 0" (2.34m x 1.52m) max

DOUBLE BEDROOM 2 16' 10" x 11' 4" (5.13m x 3.45m)

max

EN SUITE SHOWER ROOM 7' 11" x 4' 11" (2.41m x 1.5m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	12 G	

The graph shows this property's current and potential energy efficiency.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

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.