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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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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 openplan living area with fireplace; spiral staircase and large windows; modern fitted kitchen area with granite worktops and under counter lighting; ensuite 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

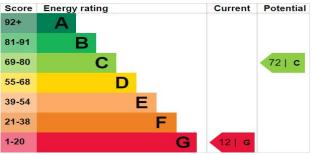
DOUBLE BEDROOM 1 16' 7" x 11' 11" (5.05m x 3.63m) **EN SUITE BATHROOM** 7' 8" x 5' 0" (2.34m x 1.52m) max **DOUBLE BEDROOM 2** 16' 10" x 11' 4" (5.13m x 3.45m)

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









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.

