



HOME
MARKETING & MANAGEMENT

AIREDALE QUAY, RODLEY LS13 1NZ

£225,000

Modern End Town House
2 Double Bedrooms (1 Fitted)
Gas C/H & Double Glazed
Living Room. Kitchen
Shower Room
Gardens & Integral Garage
Canal Side Position
Ideal for FTB / Professionals
Popular Location
No Chain. Vacant Possession



£225,000

GENERAL DESCRIPTION

A two double bedroom canal-side end town house situated in a residential cul-de-sac in the sought after area of Rodley. Will be of particular interest to professionals seeking a superbly located home with huge potential in a desirable location. Benefits from: Large decked and paved patio garden overlooking the Leeds Liverpool canal; large living room with patio doors to patio garden and views over the canal and countryside beyond; two good sized double bedrooms; gas central heating with combination boiler; integral garage; security alarm; white three piece shower room suite. Briefly comprises: Hall with built in wardrobe; large living room; kitchen; staircase and landing; two double bedrooms (one fitted); shower room. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style, location and potential that this home has to offer. No Chain. Vacant Possession

TENURE

Freehold

ROOM MEASUREMENTS

ENTRANCE HALL 5' 7" x 5' 1" (1.7m x 1.55m) max**KITCHEN** 7' 5" x 6' 7" (2.26m x 2.01m)**LIVING ROOM** 16' 6" x 12' 5" (5.03m x 3.78m) max**STAIRCASE AND LANDING** 4' 8" x 4' 2" (1.42m x 1.27m)**DOUBLE BEDROOM 1** 13' 8" x 8' 2" (4.17m x 2.49m)**DOUBLE BEDROOM 2** 14' 8" x 9' 4" (4.47m x 2.84m) max

to robe

SHOWER ROOM 8' 3" x 5' 7" (2.51m x 1.7m) max

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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

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 HomeMM.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm**9.00am – 1.00pm****Closed**