

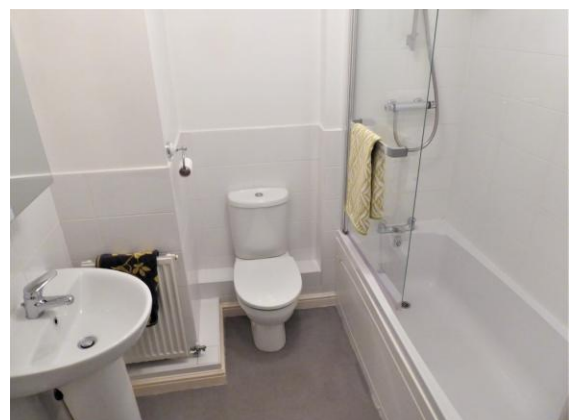


# HOME

MARKETING & MANAGEMENT

3 NORMINGTON HOUSE, TOWLER DRIVE, RODLEY LS13 1PB

**£139,999**



Well Proportioned First Floor Apartment  
2 Double Bedrooms (1 with Fitted Robe)  
Spacious Living Room with Dining Area  
Fitted Kitchen with Appliances  
Modern White Bathroom, Mains Shower  
Gas C/Heating. White uPVC Dble Glazing  
Door Entry Phone. Designated Parking  
Extensive Communal Lawned Gardens  
Quiet, Convenient Courtyard Cul de Sac  
Near Aire Valley + Canal Walks. No Chain



**£139,999**



**GENERAL DESCRIPTION**  
 WELL PROPORTIONED MODERN FIRST FLOOR APARTMENT \*\* TWO DOUBLE BEDROOMS (ONE with FITTED DOUBLE WARDROBE) \*\* CONTEMPORARY NEUTRAL DECOR \*\* SPACIOUS LIVING ROOM with DINING AREA. FITTED STAINLESS STEEL ELECTRICAL FAN ASSISTED OVEN & GAS HOB, EXTRACTOR HOOD, STAINLESS STEEL 1.5 BOWL SINK, DRAWERS \*\* MODERN WHITE BATHROOM with MAINS SHOWER over Bath \*\* Gas CENTRAL HEATING\*\* White uPVC GEORGIAN STYLE DOUBLE GLAZING \*\* DOOR ENTRY INTERCOM TELEPHONE \*\* DESIGNATED PARKING \*\* EXTENSIVE & WELL MAINTAINED COMMUNAL LAWNED GARDENS, SHRUBBERY BORDERS & WALKWAYS \*\* QUIET RESIDENTIAL CUL DE SAC COURTYARD LOCATION \*\* GOOD ACCESS to the AIRE VALLEY with CANALSIDE WALKS & NATURE RESERVE, BARS & RESTAURANTS, GOLF COURSES, THE OWLCOTES CENTRE & TRAVEL to LEEDS & BRADFORD \*\* OF PARTICULAR INTEREST to FIRST TIME BUYERS, PROFESSIONAL COUPLES & LANDLORDS SEEKING GOOD SIZED CONTEMPORARY ACCOMMODATION in AN ADVANTAGEOUS & CONVENIENT LOCATION \*\* NO CHAIN SALE. Please note the property is currently tenanted.

**TENURE**  
 Leasehold

110 years remaining. Ground rent £200 per annum. Service charge £951.55 per annum which includes: Buildings insurance, window cleaning and communal area maintenance. Garden maintenance and Greenbelt £150 per annum

**ROOM MEASUREMENTS**

- ENTRANCE HALL** 9' 9" x 7' 6" (2.97m x 2.29m) max
- LIVING ROOM** 12' 2" x 12' 0" (3.71m x 3.66m) max
- DINING AREA** 9' 6" x 7' 4" (2.9m x 2.24m)
- KITCHEN** 12' 10" x 7' 5" (3.91m x 2.26m)
- DOUBLE BEDROOM 1** 11' 10" x 11' 8" (3.61m x 3.56m) max
- DOUBLE BEDROOM 2** 8' 6" x 8' 6" (2.59m x 2.59m) max
- BATHROOM** 6' 8" x 6' 0" (2.03m x 1.83m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

**OPENING HOURS**

**Pudsey Office**

Monday to Friday **8.30am – 5.00pm**  
 Saturday **9.00am – 1.00pm**  
 Sunday & Bank Holidays **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 HomeMM.

