



This neutrally decorated flat, perfect for first-time buyers or investors, features two spacious bedrooms, a modern open-plan kitchen, a balcony, parking, and is situated in a prime location with excellent transport links and nearby amenities, offering an energy-efficient and tranquil urban living experience.



MARTIN&CO

Woodeson Lea, Rodley, LS13 1RJL

£130,000

I am pleased to present this sought-after flat, now listed on the market for sale. This property is neutrally decorated, allowing potential buyers to easily envision their personal style within the space.

The property boasts two spacious bedrooms, a single bathroom, and a reception room that serves as a great space for entertaining guests. The open-plan kitchen is a modern delight, perfect for those who love to cook and host.





Apartment



2



1



1



Allocated
Parking



Band - B



EPC
C



Leasehold



789sqft



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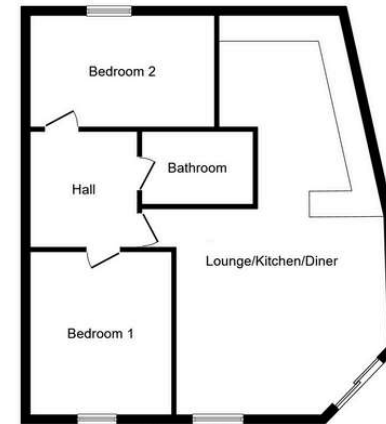
One of the unique features of the property is the balcony, which offers a great spot to unwind and enjoy the outdoors without leaving the comfort of your home. The property also benefits from parking, a feature that is often hard to come by in such a prime location.

The property sits in council tax band B and has an EPC rating of C, making it an energy-efficient choice.

Set in a location that is highly desirable, the flat is close to public transport links, making commuting a breeze. It is also in proximity to numerous schools, walking and cycling routes, and parks. The nearby canal adds a touch of tranquillity to the hustle and bustle of urban life.

This property is an ideal investment for first-time buyers looking to step onto the property ladder or investors seeking a valuable addition to their portfolio.

Don't miss out on the opportunity to own a piece of property in this desirable location. Arrange a viewing today to experience all this flat has to offer.



Floor Plan
Floor area 73.3 m² (789 sq.ft.)

TOTAL: 73.3 m² (789 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is