

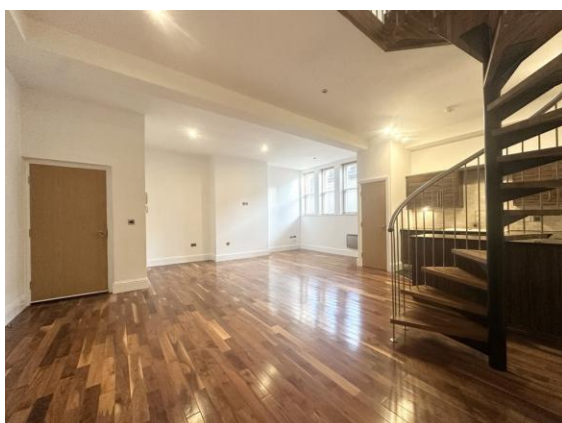


HOME
MARKETING & MANAGEMENT

8 RODLEY HALL, TOWN STREET, RODLEY LS13 1HW

£194,999

Executive Style Duplex Apartment
2 En Suite Double Bedrooms
Sympathetically Modernised
Spacious Open Living Area
Sash Windows. Electric Heating
Spiral Staircase. Wood Flooring
Neutral Decor
Shared Communal Gardens
Car Parking Area
Popular Area of Rodley



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GENERAL DESCRIPTION

An executive style two en-suite double bedroom duplex apartment situated in a renovated Victorian school house situated in the popular area of Rodley. Will be of particular interest to discerning professional couples seeking stylish and spacious character accommodation which benefits from: spiral staircase; large living area with alpine oak flooring; modern fitted integral kitchen area with granite work tops; off street parking in secure gated car park; two luxury en-suites; electric wall heaters; telephone door entry intercom system. Briefly comprises: spacious lounge area; dining area with spiral staircase to first floor; kitchen including integral washer dryer, integral dishwasher, and integral fridge; first floor landing; master bedroom with feature ceiling beams; Jack and Jill en-suite shower room with feature ceiling beams; second double bedroom with feature ceiling beams; en suite bathroom with luxury corner shower cubicle. Early inspection is recommended to appreciate the presentation and charm of the accommodation on offer. No Chain.

TENURE

Leasehold

999 year long leasehold from 01/01/2007. Peppercorn ground rent. Service charge c. £600 per annum including building insurance.

ROOM MEASUREMENTS

OPEN LIVING AREA 22' 1" x 13' 5" (6.73m x 4.09m) max

OPEN DINING AREA 14' 6" x 10' 3" (4.42m x 3.12m) max

OPEN KITCHEN AREA 21' 11" x 7' 7" (6.68m x 2.31m) max

SPIRAL STAIRCASE & LANDING 5' 11" x 5' 6" (1.8m x 1.68m) max

MASTER BEDROOM 17' 5" x 11' 4" (5.31m x 3.45m) max

ENSUITE SHOWER ROOM 8' 0" x 4' 11" (2.44m x 1.5m) max

DOUBLE BEDROOM 2 17' 3" x 10' 4" (5.26m x 3.15m) max

EN SUITE BATHROOM 7' 7" x 4' 11" (2.31m x 1.5m)

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 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.