



HomeBuyers
PROPERTY SERVICES

NARROWBOAT WHARF, RODLEY LS13 1RE

£179,999



Remarkable 2nd Floor Duplex Apartment
2 Double Bedrooms (1 with En Suite)
Spacious Living/Dining Room. Study
Gloss Cream Kitchen & Appliances
Huge Luxury 4 Piece Bathroom
Sizeable c. 1000sqft Accommodation
Contemporary Neutral Décor. No Chain
Twin Balconies. South Westerly Aspect
Shared Canalside Gardens. Parking Area
Communal Grounds. Views. Visitor Parking

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GENERAL DESCRIPTION

DRAMATIC, SPACIOUS & VERSATILE MODERN 2nd FLOOR DUPLEX APARTMENT ** TWO LARGE DOUBLE BEDROOMS (ONE with FITTED WARDROBES & EN SUITE SHOWER ROOM) ** TWIN BALCONIES with LONG DISTANCE WOODED VIEW & SOUTH WESTERLY ASPECT for EVENING SUN ** LIBERALLY PROPORTIONED ACCOMMODATION of c. 1,000 sq.ft. ** CONTEMPORARY NEUTRAL DECOR ** SIZEABLE LIVING ROOM with DINING AREA ** MODERN FITTED GLOSS CREAM KITCHEN with INTEGRAL DISHWASHER, STAINLESS STEEL OVEN & HOB ** ENORMOUS LUXURY FOUR PIECE BATHROOM with ACCENT & CERAMIC TILED DECOR, UNDERFLOOR HEATING, STEREO, TOUCH LIGHTING, ENCASED BATH, VANITY UNIT & LARGE TILED SHOWER CUBICLE ** STUDY / DRESSING ROOM ** LARGE USEFUL LOFT ** DESIGNATED & VISITOR PARKING ** COURTYARD CUL DE SAC ** EXTENSIVE SHARED LAWNED & TERRACE CANALSIDE GARDENS ** NO CHAIN Sale.

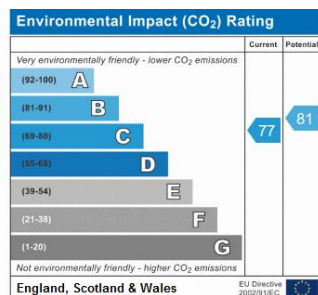
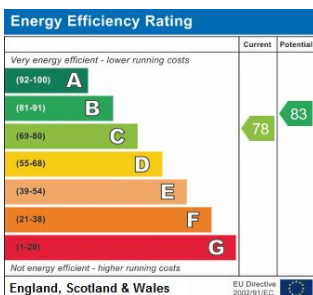
TENURE

Leasehold

We understand the tenure to be 125 year long leasehold with approximately 111 years remaining. £100.00 per annum ground rent. Approx. £230.00 per quarter service charge including building insurance, window cleaning, grounds and communal area maintenance. Interested applicants should verify the terms of the leasehold agreement.

ROOM MEASUREMENTS

ENTRANCE HALL 3.12m(10'3") x 0.97m(3'2")
RECEPTION HALL 4.11m(13'6") x 2.11m(6'11") max
LIVING / DINING ROOM 4.39m(14'5") x 3.51m(11'6") max
KITCHEN 2.69m(8'10") x 2.36m(7'9")
LOWER BALCONY 1.98m(6'6") x 1.07m(3'6")
GUEST DOUBLE BEDROOM 4.50m(14'9") x 2.82m(9'3")
EN SUITE SHOWER ROOM 2.13m(7'0") x 1.07m(3'6")
1ST FLOOR STAIRCASE & LANDING 4.24m(13'11") x 1.19m(3'11")
MASTER DOUBLE BEDROOM 5.79m(19'0") x 2.74m(9'0")
UPPER BALCONY 1.98m(6'6") x 1.07m(3'6")
LUXURY BATHROOM 3.12m(10'3") x 3.02m(9'11").
STUDY / UPPER ENTRANCE HALL 2.18m (7'2") x 1.63m(5'4")



Address:
53 Narrowboat Wharf Rodley LS13 1RE

OPENING HOURS

Farsley Office

Monday to Friday
Saturday
Sunday & Bank Holidays

9.00am – 5.30pm
9.00am – 4.00pm
10.00am – 2.00pm

Pudsey Office

Monday to Friday
Saturday
Sunday & Bank Holidays

9.00am – 5.30pm
9.00am – 4.00pm
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.

