



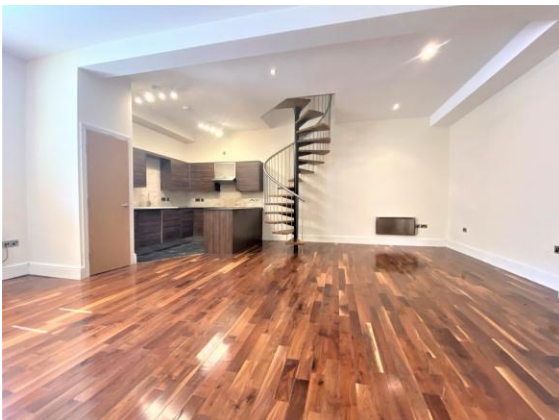
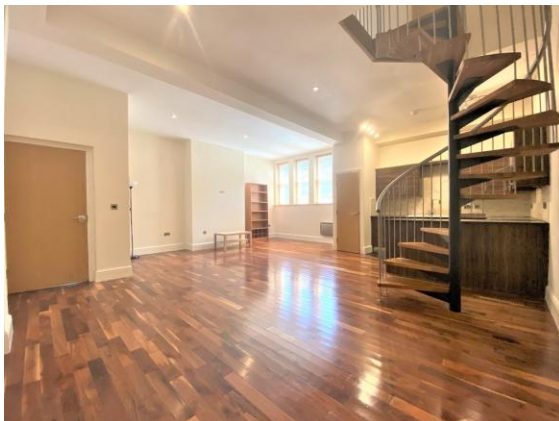
HOME

MARKETING & MANAGEMENT

RODLEY HALL, RODLEY LS13 1HW

£825 PCM

Luxury Duplex Apartment
Two Double En-Suite Bedrooms
Spacious Living Area
Exposed Feature Beams
Modern Integral Kitchen
Off Street Parking
Unfurnished
Deposit £951.00
Available 5th February 2024



£825 PCM

GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport. 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. Sorry no smokers. Sorry no pets. Available 5th February 2024. Deposit £951.00



ROOM MEASUREMENTS

- LOUNGE AREA** 22' 1" x 13' 5" (6.73m x 4.09m) max
- DINING AREA** 14' 6" x 10' 3" (4.42m x 3.12m) max
- KITCHEN AREA** 22' 11" x 7' 7" (7m x 2.31m) max
- SPIRAL STAIRCASE AND 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
- JACK AND JILL EN SUITE** 8' 0" x 4' 11" (2.44m x 1.5m)
- DOUBLE BEDROOM TWO** 17' 3" x 10' 4" (5.26m x 3.15m) max
- EN SUITE BATHROOM** 7' 7" x 4' 11" (2.31m x 1.5m)

HOLDING DEPOSIT

A holding deposit equal to one week's rent as agreed will be due upon application for this property before it is removed from the market.

Upon the successful completion of your background checks the holding deposit will be placed on your tenancy account as a part payment of the first month's rent instalment.

Should all information on the application forms be found to be accurate and yet the landlord chooses not to grant a tenancy then the holding deposit will be returned in full.

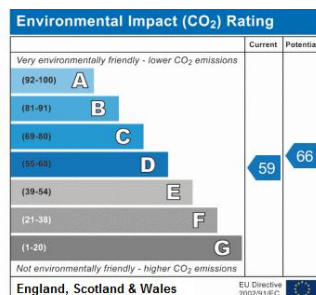
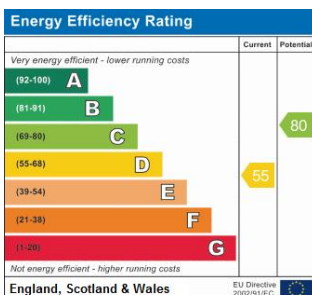
COUNCIL TAX BAND
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OPENING HOURS

Pudsey Office

Monday to Friday
Saturday
Sunday & Bank Holidays

8.30am – 5.00pm
9.00am – 1.00pm
Closed



Address:
8 Rodley Hall, Rodley, Leeds, West Yorkshire, LS13 1HW
Reference:
8 Rodley Hall

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.

