



HomeBuyers

PROPERTY SERVICES

FIELDWAY CLOSE, RODLEY LS13 1EG

£92,500



BRIEFLY COMPRISING

Living / Dining Room. Inner Hall. Kitchen. Double Bedroom. Bathroom.

LOCATION

Good access to Farsley, Bramley, Pudsey and Horsforth town centre amenities, local shops, cafes, bars, pubs and restaurants, schools, parks, leisure centres, swimming pool, libraries, golf courses, country walks, the Aire valley with canalside walks and nature reserve, The Owlcotes Retail Centre with Asda and M&S, and commuting to Leeds and Bradford via Leeds Ring Road and railway stations.

DIRECTIONS

From our Farsley office, turn left and proceed down Town Street. At The Cenotaph, turn right on to Bagley Lane. Turn second right at the big bend on to Coal Hill Lane and proceed over the brow of the hill. Turn third right on to Fieldway Avenue and first left on to Fieldway Close where the property is located on the left and may be identified by the HomeBuyers For Sale board.

TENURE

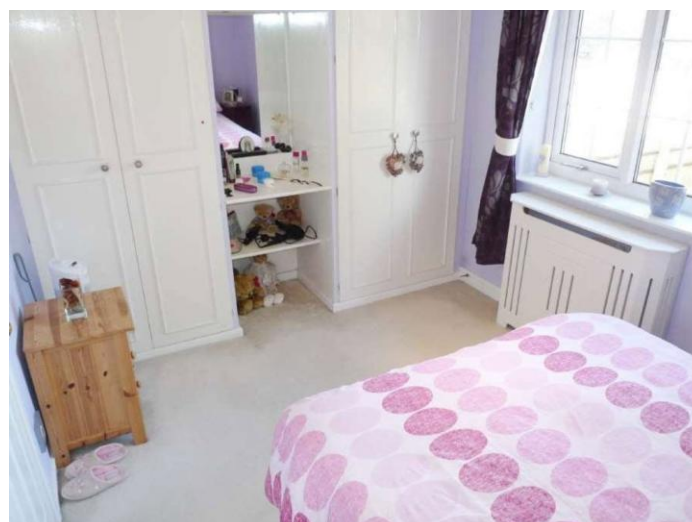
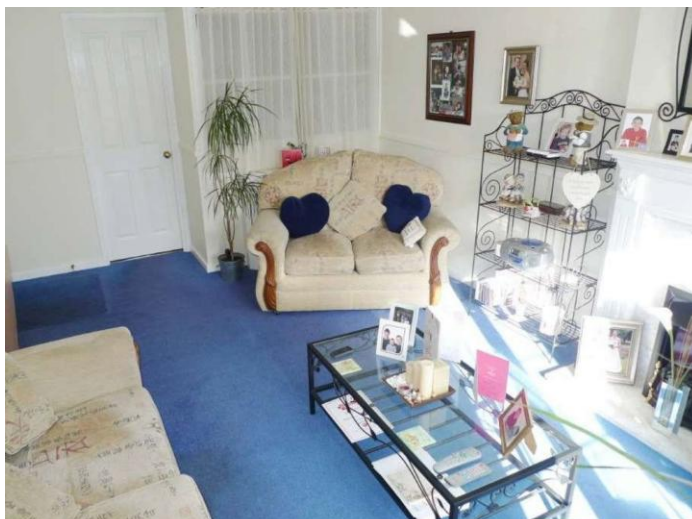
Recently extended 100 year long leasehold from 2017. Ground rent of £433 per annum with 10 year reviews.

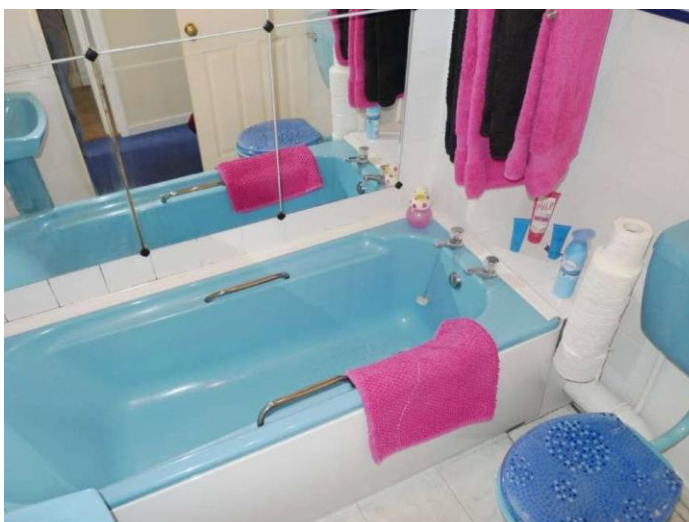
COUNCIL TAX BAND

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DISCLAIMER

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.





GENERAL DESCRIPTION

WELL PROPORTIONED & WELL LOCATED MODERN PURPOSE BUILT FIRST FLOOR APARTMENT ** ONE LARGE DOUBLE BEDROOM with FITTED WARDROBES ** SPACIOUS LIVING ROOM with DINING AREA & FEATURE ADAM STYLE FIREPLACE ** MODERN FITTED KITCHEN with OVEN & HOB ** TILED CORNFLOWER BLUE BATHROOM with ELECTRIC SHOWER over Bath ** CONTEMPORARY NEUTRAL DECOR ** ECONOMY 7 ELECTRIC STORAGE HEATING ** GEORGIAN STYLE WHITE UPVC DOUBLE GLAZING ** SHARED PARKING AREA ** RESIDENTIAL CUL DE SAC LOCATION ** CONVENIENT for LOCAL AMENITIES, the AIRE VALLEY & COMMUTING to LEEDS & BRADFORD ** PRESENTLY TENANTED ** NO CHAIN Sale ** RECENTLY EXTENDED 100 YEAR LONG LEASEHOLD. N.B. internal photographs were taken during a previous tenancy. This good sized home will be of particular interest to first time buyers, professional couples and landlords seeking affordable accommodation in an advantageous location.

ACCOMMODATION COMPRISES

LIVING ROOM

17' 0" x 11' 4" (5.18m x 3.45m) max

White uPVC double glazed Georgian style window to front. Feature white Adam style fireplace with fluted columns, decorative and dentil mouldings, polished marble inset and hearth, cast iron and brass style coal and flame effect electric fan fire (not tested). Sky digital / TV aerial point. Telephone / broadband internet point. Area for dining table and chairs. Electric storage heater (not tested) concealed in cabinet. Light neutral decor. Ceiling coving. Recessed spotlights to ceiling. Built-in upstairs storage cupboard. Georgian style patterned glazed internal window to kitchen. Victorian style panelled white entrance door and door to inner hall.

INNER HALL

6' 5" x 2' 9" (1.96m x 0.84m)

Light neutral decor. Access to loft. Victorian style panelled white wood grain effect doors to living / dining room, double bedroom and bathroom. Open doorway to kitchen.

KITCHEN

8' 6" x 5' 2" (2.59m x 1.57m)

Modern fitted stone effect wall and base units with maple style trim including cutlery drawer, open display shelving, glazed display cabinet, moulded cornice and pelmets with concealed lighting. Maple wood grain effect round edged worktops. Tiled splashback. Stainless steel single drainer sink with chromed mixer tap. Four ring gas hob with extractor hood and light over. Electric oven. Space for fridge below worktop. Plumbing for automatic washing machine. Georgian style patterned glazed internal window to living / dining room. Open doorway to hall.



DOUBLE BEDROOM

13' 3" x 8' 11" (4.04m x 2.72m)

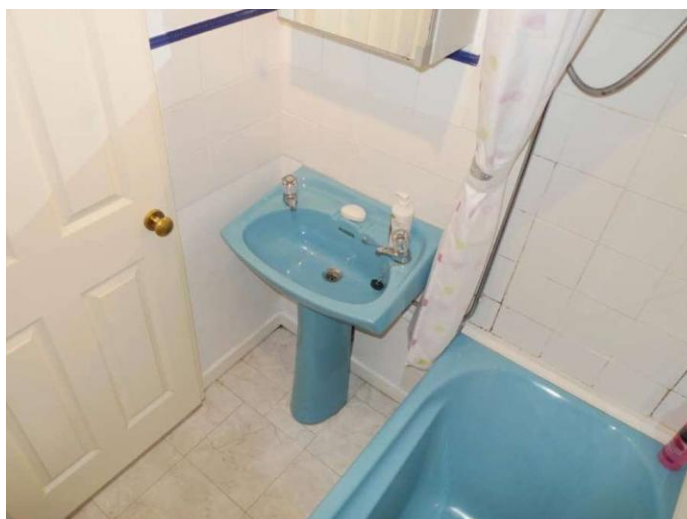
White uPVC double glazed Georgian style window to rear. Electric wall storage heater concealed in decorative cabinet (not tested). Two fitted double wardrobes with panelled doors and shelving, illuminated mirrored dresser and bridging unit. Neutral decor. Ceiling coving. White wood grain effect door to hall.



BATHROOM

6' 6" x 4' 9" (1.98m x 1.45m)

Three piece cornflower blue coloured bathroom suite. Twin handled panelled bath with electric shower over (not tested), shower curtain rail, vanity shelf, ceramic tiling and six large mirrored tiles to walls. Pedestal wash hand basin with tiled splashbacks. Low level cistern to WC with feature seat. Extractor unit (not tested). Double wall storage cabinet. Light neutral decor and ceramic tiling to lower walls with moulded listello. Marbled effect vinyl tiled floor. Victorian style panelled white wood grain effect sliding door to inner hall.



SHARED ENTRANCE LOBBY AND STAIRCASE

Georgian style panelled white door to entrance lobby and staircase to shared landing.



EXTERIOR

The property is situated in a residential cul de sac location. Shared tarmac parking area and bin store.



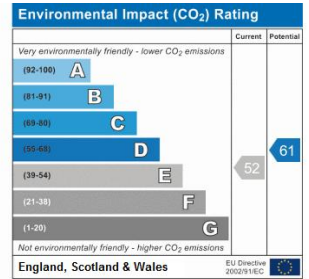
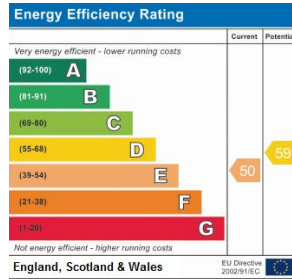
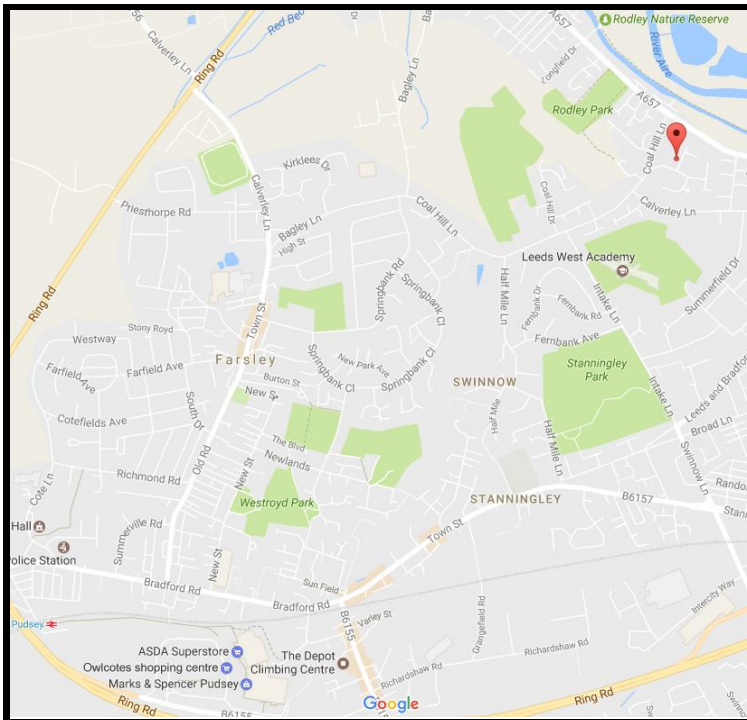
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Ground Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



Total area: approx. 37.4 sq. metres (402.4 sq. feet)



Address: 7 Fieldway Close Rodley LS13 1EG

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

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