



**HomeBuyers**

PROPERTY SERVICES

PETRIE STREET, RODLEY LS13 1NA

**£249,999**



## BRIEFLY COMPRISING

Entrance Lobby. Living Room. Inner Hall. Kitchen. Dining Room. Staircase and Landing. Master Double Bedroom. Double Bedroom. Shower Room. Boarded Loft. Garage. Garage Annexe.

## LOCATION

Good access to local services, Farsley, Pudsey, Horsforth and Greengates town centre amenities, cafes, bars, pubs and restaurants, schools, parks, leisure centres, swimming pool, library, 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 the nearby Leeds Ring Road and Pudsey train station.

## DIRECTIONS

From our Farsley office, turn left and proceed down Town Street. Turn right at The Cenotaph on to Bagley Lane and follow the road round the big left bend to the junction. Turn left on to Rodley Lane and third left on to Luther Street, left on to Know Street, round the right bend and straight across the junction into Petrie Street where the property is located on the left towards the end of the cul de sac. N.B. There is no HomeBuyers For Sale board at the property.

## TENURE

Freehold

## 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

IMPRESSIVE & WELL PRESENTED MODERN Brick Built & Stone Faced SEMI DETACHED HOUSE \*\* TWO DOUBLE BEDROOMS (POTENTIAL for THREE) plus VERSATILE & SPACIOUS BOARDED LOFT \*\* TWO RECEPTION ROOMS \*\* HIGH QUALITY STYLISH & DRAMATIC DECOR THROUGHOUT \*\* EXTENSIVE LIVING ROOM with FEATURE MODERN FIREPLACE & SUSPENDED BAY WINDOW \*\* MODERN FITTED TEAK SHAKER STYLE KITCHEN with INTEGRAL FRIDGE, BLACK GLAZED INDUCTION HOB, STAINLESS STEEL OVEN & MICROWAVE \*\* SEPARATE DINING ROOM with GLOSS MAPLE STORAGE & FRENCH DOORS to REAR PATIO \*\* CERAMIC TILED MODERN WHITE SHOWER ROOM \*\* ENORMOUS MASTER BEDROOM (FORMERLY TWO ROOMS) with FITTED WALNUT STYLE WARDROBES & BEDROOM FURNITURE \*\* DOUBLE GLAZING \*\* Gas CENTRAL HEATING with COMBINATION BOILER \*\* SECURITY ALARM \*\* LARGE LAWNED FRONT GARDEN \*\* LONG GATED DRIVE \*\* DETACHED GARAGE plus GYM ANNEXE \*\* ENCLOSED REAR LAWNED, PATIO & TERRACED GARDEN \*\* CONVENIENT for LOCAL AMENITIES & COMMUTING to LEEDS & BRADFORD \*\* SOUGHT AFTER RESIDENTIAL CUL DE SAC LOCATION. This spectacular and expansive home will be of particular interest to discerning families and professional couples seeking exceptional accommodation with generous grounds in a convenient and advantageous position.



## ACCOMMODATION COMPRISES

### ENTRANCE LOBBY

5' 7" x 3' 0" (1.7m x 0.91m) max  
 Victorian style panelled white wood grain effect composite front entrance door with double glazed patterned, bevelled and decorative leaded upper lights and archlight. Telephone point. Shelving. Co-ordinating light neutral and light modern decor. Ceiling coving. Victorian style panelled white door with frosted glazed upper light to living room.



### LIVING ROOM

15' 10" x 15' 4" (4.83m x 4.67m) max  
 Mahogany effect uPVC double glazed suspended bay window to front with deep varnished sill. Two central heating radiators. Feature polished marble style fireplace, insert and hearth with concealed halogen downlighters, raised glazed hearth and brushed stainless steel pebbled effect illuminated electric fan fire. Sky digital / cable / TV aerial point. Extension telephone / broadband internet point. Co-ordinating light modern and accent floral decor. Ceiling coving. Moulded skirting boards and door architraves. Victorian style panelled white doors with frosted glazed upper lights to entrance lobby and inner hall.



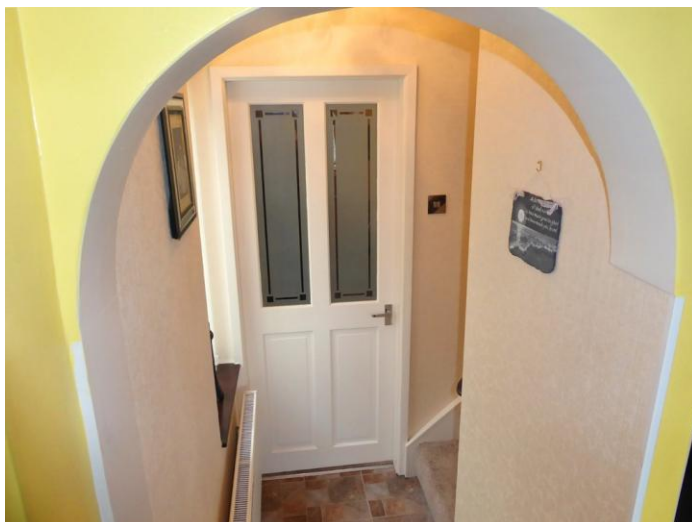
## INNER HALL

4' 10" x 2' 7" (1.47m x 0.79m)

Mahogany effect uPVC double glazed window to side with varnished sill. Central heating radiator.

Light modern decor. Ceiling coving. Moulded skirting boards. Stone effect vinyl tiled floor.

Victorian style panelled white door with frosted glazed upper lights to living room. Access to first floor staircase. Open feature archway to kitchen.



## KITCHEN

10' 2" x 7' 9" (3.1m x 2.36m)

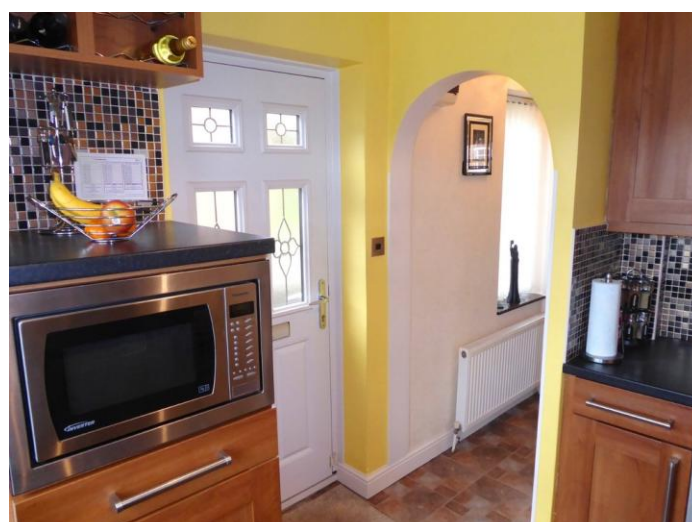
Modern fitted teal shaker style wall and base units including: integral fridge; drawers; corner cabinet; illuminated frosted glazed display cabinet; double wine rack; feature long brushed nickel handles; moulded cornice and pelmets with concealed stainless steel halogen downlighters. Black stone effect round edged worktops. Metallic style mosaic tiled splashbacks. 'Astracast' black stone effect 1.5

bowl sink with monobloc tap, waste disposal unit and stainless steel rinse tray. 'Neff' black glazed four ring electric induction hob with extractor and light over in feature brushed stainless steel and curved glazed canopy hood. 'Neff' brushed stainless steel electric fan assisted oven. 'Panasonic' brushed stainless steel microwave oven. Plumbing for automatic washing machine. Bright neutral decor.

Moulded skirting boards and door architraves. Stone effect vinyl tiled floor. White uPVC double glazed window to rear with tiled sill. Victorian style panelled white wood grain effect composite side

entrance door with double glazed patterned, bevelled and decorative leaded upper lights. Two feature open archways to inner hall and dining

room.





## DINING ROOM

13' 7" x 7' 9" (4.14m x 2.36m)

White uPVC double glazed french doors to enclosed rear patio and lawned garden. Double central heating radiator. TV aerial point. Telephone point.

Two recessed halogen spotlights to ceiling alcove. Dimmer light switches. Light modern decor. Ceiling coving. Moulded skirting boards. Bevelled dark oak style laminate flooring. Fitted gloss maple double storage / cloakroom cupboard and glass top dresser with twin drawers and cupboards below.

Built-in understairs storage area. Feature open archway to kitchen.



### STAIRCASE AND LANDING

9' 1" x 6' 1" (2.77m x 1.85m) max

Mahogany effect varnished moulded banister rail to staircase. White turned spindled balustrade and acorn topped newel posts to landing. Coordinating light modern and dark accent decor. Ceiling coving. Victorian style panelled white doors to bedrooms and shower room. Access to boarded loft.



### MASTER DOUBLE BEDROOM

15' 10" x 11' 0" (4.83m x 3.35m) max

N.B. the master bedroom has been created by combining two adjoining double and single bedrooms (which may convert back if required, subject to necessary building regulation / planning approval); the door to the second bedroom has been left in place from the landing and is presently concealed by wardrobes. Two double glazed windows to front. Central heating radiator. Fitted walnut style bedroom furniture comprising: two mirrored double wardrobes with double hanging space; corner wardrobe including shelving; double corner wardrobe including shelving; ten drawer dresser with storage cupboard and laundry niche; two three drawer bedside pedestals; and matching headboard. Sky digital / TV aerial point. Coordinating light modern and accent floral decor. Ceiling coving. Victorian style panelled white door to landing.





## DOUBLE BEDROOM 2

11' 11" x 9' 1" (3.63m x 2.77m) max

Double glazed window to rear. Central heating radiator. Built-in double wardrobe including shelving and with cupboards over. Co-ordinating light neutral and accent floral decor. Beech style laminate flooring. Victorian style panelled white door to landing.



## SHOWER ROOM

7' 2" x 6' 5" (2.18m x 1.96m)

Modern white three piece suite with chromed fittings. Large smoked glazed quadrant shower cubicle with mains shower and chromed shower rail.

Half inset vanity wash hand basin with monobloc tap, pop-up waste, gloss grey granite effect round edged vanity surface, storage cupboards below and fitted wall mirror with illuminated canopy over. Concealed cistern to WC with matching white seat and gloss grey granite effect vanity shelf. Chromed central heated towel rail. Ceramic tiled walls with relief feature tiles and border with chromed listello. Black stone tiled effect vinyl flooring. Double glazed patterned window to rear with tiled sill and reveals. Victorian style panelled white door to landing.



## BOARDED LOFT

15' 10" x 12' 11" (4.83m x 3.94m) max

Drop down pine ladder. White timber framed balustrade. White uPVC double glazed dormer window to rear with wooded outlook and Aire valley view. Access to eaves storage. Two fitted double wardrobes including shelving, cupboards over and open display shelving. Wall mounted gas combi instant hot water boiler concealed in matching cupboard. Space for study desk. Telephone point. Light neutral decor. Exposed rustic style white timber ceiling beam. Light and power. Presently used for storage, as a study, a playroom and an occasional guest bedroom, but suitable for a variety of purposes and with potential for further development (subject to necessary building regulation / planning approval); we are advised that the required floor timbers for accommodation have been installed.



## EXTERIOR REAR

Enclosed rear lawned, patio and terrace garden.  
Raised stone effect flagged patio and steps with two pedestals. Capped decorative block walling. Steps to rear french doors. Exterior cold water tap.

Raised border. Decorative metal arched pedestrian gate and stone effect capped and decorative block walling to drive. Large lawn with shrubbery borders. Raised decking terrace with exterior electric point and garden lighting. Timber edged pebbled border with water feature. Arched wood lap fencing with stone effect base. Wood paling fencing. Flagged garden storage area.  
Security sensor light.





#### DRIVE AND GARAGE

19' 8" x 8' 11" (5.99m x 2.72m) max  
Decorative metal double gates. Long tarmac drive with parking for up to six vehicles. Brindled paver set edging. Capped stone wall and arched trellis fencing. Step to side entrance door with security sensor light. Decorative metal arched pedestrian gate to enclosed rear garden. Long garage comprising single garage (presently partitioned for storage) plus additional garage annexe, used as an exercise room. Metal ribbed up and over door, monopitch roof, power, light and side entrance door. Access to rear annexe (8'6" x 7'7" max) with panelled walls and double glazed window to rear.

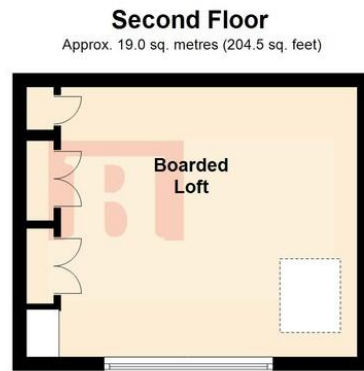
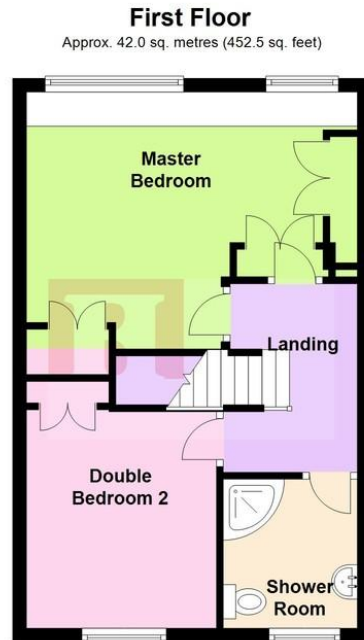
## EXTERIOR FRONT

The property is situated in a convenient and sought after residential cul de sac. Capped stone boundary wall. Long lawned garden with floral and shrubbery borders. Raised timber edged plum slate chipped feature shrubbery terrace. Well tended pyracantha hedge. Exterior electric point, Semi circular brindled paver step to front entrance door with illuminated house number. Stone fascia to lower elevation.

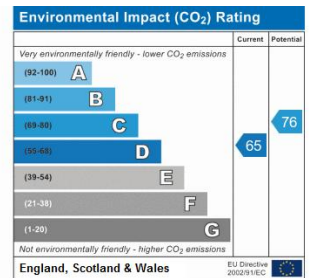
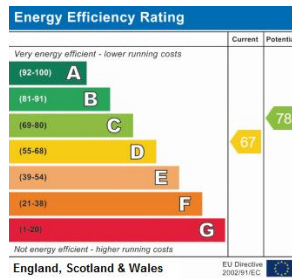
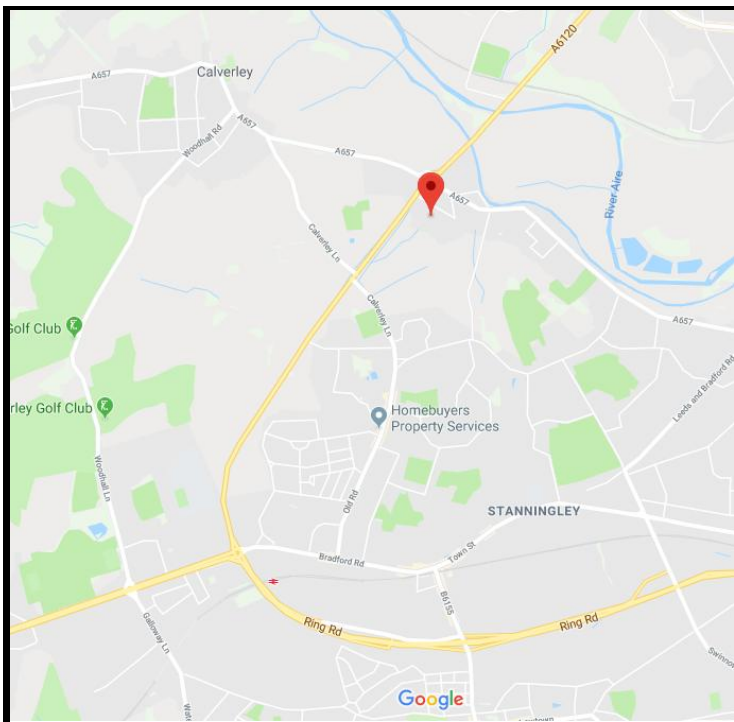


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Total area: approx. 103.8 sq. metres (1117.8 sq. feet)



Address:  
17 Petrie Street Rodley LS13 1NA

#### 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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Pudsey, West Yorkshire LS28 5EN  
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**Pudsey**, 4 The Ives, Lidget Hill,  
Pudsey, West Yorkshire LS28 7DS  
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