



HomeBuyers
PROPERTY SERVICES

2 AIREDALE HOUSE, RODLEY LANE, RODLEY LS13 1BG

£79,999



BRIEFLY COMPRISING

Entrance Lobby. Living / Dining Room. Open Plan Kitchen. Double Bedroom with Study / Dressing Room Area. Bathroom.

LOCATION

Good access to local Rodley retail outlets, cafes, pubs and restaurants, schools, parks, cricket, rugby and football clubs, golf courses, leisure centres, the Aire valley with canalside walks and nature reserve, Farsley, Pudsey and Bramley town centre amenities, supermarkets, The Owlcotes Retail Centre with Asda and M&S, The Kirstall Valley Retail Park, and commuting to Leeds and Bradford via the easily accessed Ring Road and train stations, and bus stops immediately outside the property.

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 left bend on to Coal Hill Lane. At the T-junction, turn right on to Rodley Lane and proceed for 500m, passing wooded fields on your left and then take the left turn next to the bus stop on to the part cobbled access road and turn immediately right into the communal car park area (visitor parking is to the left and right of the far bay). The property may be identified by the HomeBuyers For Sale board visible from Rodley Lane.

TENURE

100 year long leasehold from 2007. Service charge c. £78.00 per calendar month including gardening, exterior maintenance, window cleaning and building insurance. Ground rent £400.00 per annum. (Paid for 2019)

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





GENERAL DESCRIPTION SPACIOUS & SMARTLY PRESENTED MODERN SECOND FLOOR APARTMENT ** ONE DOUBLE BEDROOM with STUDY / DRESSING ROOM AREA ** PRIVATE COURTYARD DEVELOPMENT of FORMER VICTORIAN STONE FARMHOUSE with LATER ADDITIONS ** CONVENIENT SEMI RURAL LOCATION ** OUTSTANDING WOODED OUTLOOK over FIELDS & LONG DISTANCE AIRE VALLEY VIEWS ** COMMUNAL LAWNED GARDENS with MATURE TREES ** LARGE FORECOURT with DESIGNATED & VISITOR PARKING ** LARGE LIVING / DINING ROOM with TEAK STYLE LAMINATE FLOORING ** OPEN PLAN MODERN FITTED WHITE / GREY KITCHEN with INTEGRAL FRIDGE, STAINLESS STEEL OVEN & CERAMIC HOB ** MODERN WHITE BATHROOM with MAINS SHOWER over Bath ** TALL PITCHED CEILING ** CONTEMPORARY LIGHT NEUTRAL DECOR ** DOOR ENTRY INTERCOM PHONE ** White uPVC DOUBLE GLAZING ** ELECTRIC WALL PANEL HEATING ** GOOD ACCESS to LOCAL AMENITIES & COMMUTING to LEEDS & BRADFORD ** NO CHAIN. This attractive home will be of particular interest to first time buyers, young professionals and landlords seeking affordable, well presented accommodation in a sympathetic contemporary development, retaining character and with superb views.

ACCOMMODATION COMPRISES

ENTRANCE LOBBY

3' 7" x 3' 1" (1.09m x 0.94m)

Ash veneer entrance door. Light neutral decor. Ash veneer doors to all rooms.



LIVING / DINING ROOM

11' 11" x 10' 5" (3.63m x 3.18m)

White uPVC double glazed chalet style dormer window to rear with wooded outlook over open fields and courtyard. Electric wall panel heater. TV aerial point. Telephone / broadband internet point. Door entry phone. Built-in utility cupboard housing electric unvented hot water storage cylinder and with plumbing for automatic washer / dryer. Area for dining table and chairs. Light neutral decor. Tall pitched ceiling. Bevelled dark teal style laminate flooring. Ash veneer door to lobby. Open plan to kitchen area.





KITCHEN AREA

7' 0" x 5' 3" (2.13m x 1.6m)

Modern fitted co-ordinating white and light grey wall and base units including integral fridge, cutlery drawer and feature brushed nickel handles. Black stone effect round edged worktops. White bevelled brick style ceramic tiled splashbacks. Stainless steel 1.5 bowl sink with chromed swan neck mixer tap. 'Electrolux' black ceramic four ring electric hob with stainless steel splashback, and vented extractor and lights over in feature brushed stainless steel canopy hood. 'Electrolux' stainless steel electric oven. Light neutral decor to match living room. Grey stone effect ceramic tiled floor. Open plan to living / dining room.



DOUBLE BEDROOM

16' 0" x 11' 1" (4.88m x 3.38m) max

Two wood framed double glazed velux windows with fitted blackout blinds to front. Electric wall panel heater. Space for wardrobe and bedroom furniture. Area for study desk / dressing room. Light neutral decor. Tall pitched ceiling. Ash veneer door to lobby



BATHROOM

7' 8" x 4' 7" (2.34m x 1.4m)

Modern white three piece bathroom suite with chromed fittings. Twin handled panelled bath with mains shower over, pop-up waste, glazed shower screen and ceramic tiling to walls with feature stone mosaic effect decorative tiled border. Pedestal wash hand basin with monobloc tap, pop-up waste and tiled splashback. Close coupled WC with matching white seat and boxed pipework.

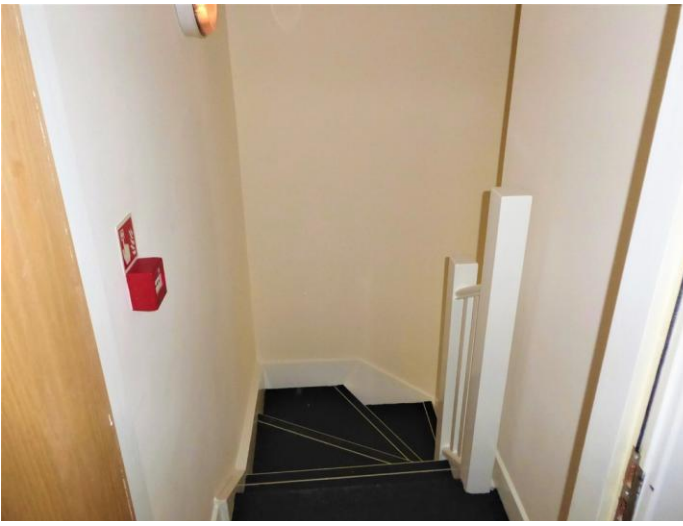
Chromed central heated towel rail. Extractor unit. Light neutral decor and ceramic tiling to lower walls with chromed trim. Light stone effect ceramic tiled floor. White uPVC double glazed diamond leaded patterned window to side with tiled sill and reveals.

Ash veneer door to lobby.



ENTRANCE HALL, STAIRCASES AND LANDINGS

White uPVC double glazed panelled entrance door with double glazed window over. Ground floor entrance hall (shared with one neighbour only). Shared carpeted staircase and landing with white turned spindle balustrade and moulded banister rails. White uPVC double glazed window to front with spectacular long distance Aire valley view. Private second floor landing and staircase. Courtesy lighting. Light neutral decor.



EXTERIOR

The apartment is situated in a semi rural cul de sac location in a private courtyard development of a former Victorian farmhouse with later additions. Shared tarmac entrance road and car park with brindled herringbone paver sett parking bays (one designated parking space plus two visitor parking spaces). Shared lawned gardens with shrubbery borders and mature trees. Flagged paths. Long distance Aire valley views. Capped stone walling and wood paling fencing. Bus stops for travel to Leeds and Bradford located immediately outside the property.



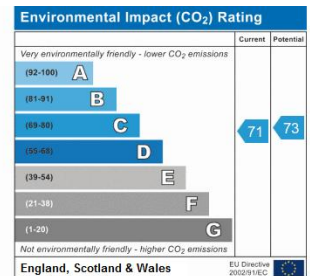
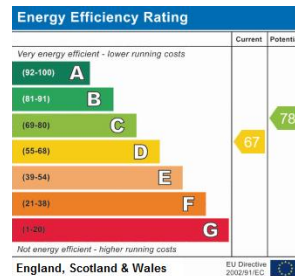
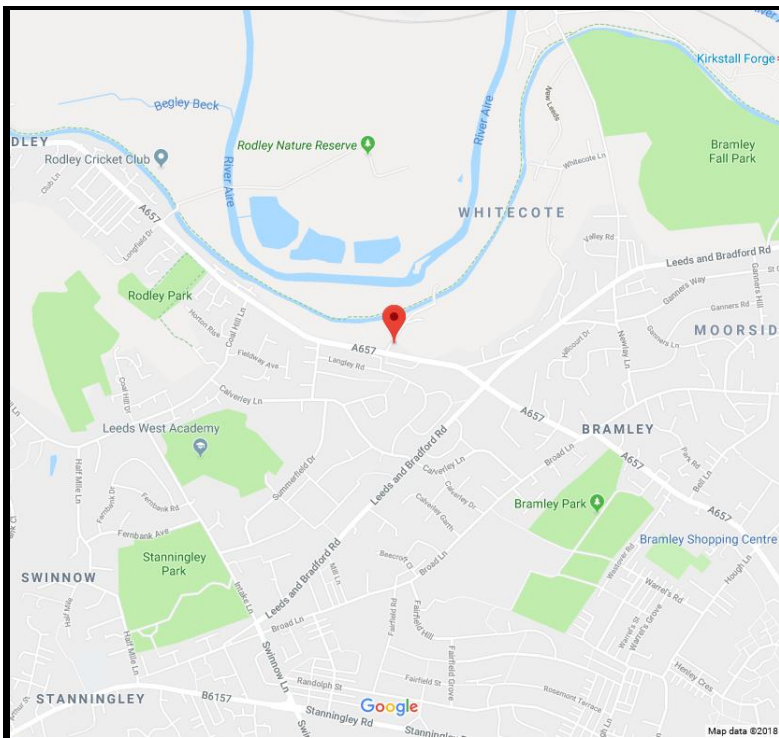


Floor Plan

Approx. 37.0 sq. metres (398.7 sq. feet)



Total area: approx. 37.0 sq. metres (398.7 sq. feet)



Address: Apartment 2 Airedale House 8 Rodley Lane Rodley LS13 1BG

OPENING HOURS

Pudsey Office

Monday to Friday
Saturday
Sunday & Bank Holidays

9.00am – 5.30pm
9.00am – 4.00pm
CLOSED

