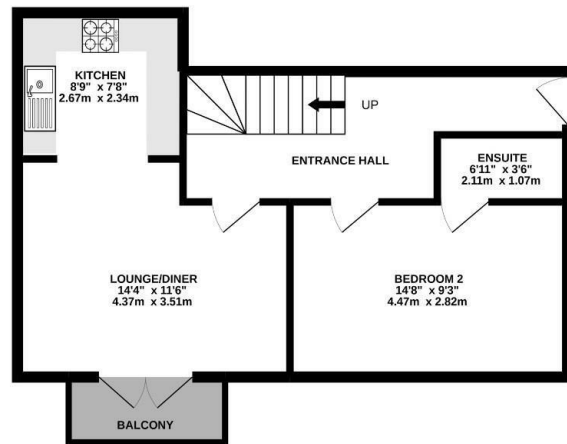
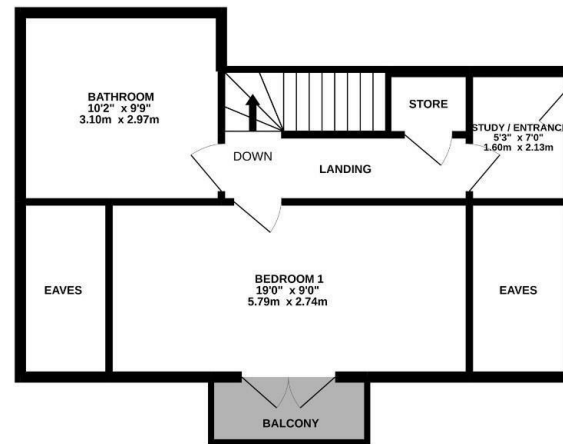


# HARDISTY AND CO

GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

**Hardisty and Co - Agents note:**

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

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# HARDISTY AND CO



Narrowboat Wharf  
Rodley

£199,950

2 BEDROOM FLAT/APARTMENT

hardistyandco.com



**INTRODUCTION**

These properties are so sought after - do not miss this one! A stunning, spacious Duplex apartment on this fabulous canal side development, perfect for weekend walks and bike rides and close to a wealth of local amenities including excellent transport links and popular eateries. Closeby to Horsforth and Farsley for many more social and practical amenities. Modern and stylish finish throughout offering two double bedrooms, one with ensuite facilities, stunning, large 'L' shaped living/dining kitchen with south facing balcony, Master bedroom which is so spacious and light, again, with balcony, luxury four piece house bathroom and useful study. There's ample storage to the loft, allocated parking and lovely, well tended communal gardens.

**LOCATION**

Narrowboat Wharf is on a modern development, often known as Waterside Mews, located just off Town Street in Rodley (A657). This area is close to lovely country and canal-side walks and cycling routes, Rodley Nature Reserve and the Millennium Trail are only up the road and provides a lovely space to enjoy leisure time. This location is extremely popular with professionals and is easily accessed from the Ring Road (A6120). Commuting to the business centres of Leeds & Bradford is easy either by private or public transport. Just a short drive away is the popular Owlcotes Centre at Pudsey offering a selection of major high street retailers and a train station. Rodley 'village' offers a small selection of shops and local pubs. The neighbouring villages of Calverley, Horsforth and Farsley are only a short distance away and offer a comprehensive range of facilities, restaurants and public houses.

**HOW TO FIND THE PROPERTY**

SAT NAV - Post Code - LS13 1RE.

**ACCOMMODATION**

**GROUND FLOOR**

Stairs to ...

**SECOND FLOOR**

Private timber entrance door to ...

**ENTRANCE HALL**

A lovely first impression with modern wood effect flooring, useful fitted storage, staircase up to first floor and doors to ...

**LOUNGE/DINER**



**14'4" x 11'6" (max)**

With ample sofa and dining space and patio doors out to the balcony, perfect modern living space and great for entertaining too, opening up to the ...

**KITCHEN**



**8'9" x 7'8"**

A modern, high gloss fitted kitchen with ample storage and worktop space, integrated electric oven, four point gas hob and cooker hood over. Integrated dishwasher and plumbing for a washing machine. Space for a tall fridge freezer, recessed spotlighting and tiled floor. Stainless steel sink and side drainer with mixer tap and modern tiling to splashbacks. A really spacious 'L' shaped open living area with pleasant outlook to the front.

**BEDROOM TWO**



**14'8" x 9'3"**

A good size double bedroom with pleasant aspect to the front, fitted furniture and door to ...

**ENSUITE SHOWER ROOM**



**6'11" x 3'6"**

A modern shower room incorporating a shower cubicle with thermostatic shower controls, WC and wash hand basin. Modern tiling to splashbacks, tiled floor and extractor fan. Underfloor heating.

**FIRST FLOOR**

**LANDING**

The airing cupboard is housed here and there's access to the loft which provides useful storage. Doors to ...

**BEDROOM ONE**



**19'0" x 9'0"**

Wow!! A fabulous Master bedroom with access out to the balcony, lots of natural light and a real sun trap. So spacious!

**LUXURY BATHROOM**



**10'2" x 9'9"**

Such a large bathroom! Modern and stylish with large shower cubicle, thermostatic shower controls, glass shower screen, WC, bath and basin set into useful vanity storage unit. Inset vanity mirror, tiled floor and tiling to wet areas. Integrated Bluetooth speaker system. Two ladder central heating radiators. Underfloor heating.

**STUDY**



**7'0" x 5'3"**

Perfect space for working from home!

**OUTSIDE**

The property sits in well tended communal gardens and has an allocated, undercover parking space and visitor parking. Communal secure bike storage in the building.

**BROCHURE DETAILS**

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

**ADDITIONAL SERVICES - Disclosure Of Financial Inte**

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

**MORTGAGE SERVICES**

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

**LEASEHOLD & RELATED CHARGES**

We understand that the property is leasehold and may therefore carry an annual charge for maintenance/ground rent. We are advised that the following applies. Length of Lease ..... years - with 150 remaining as of 2020 - Ground Rent £100 P.A and Maintenance charge of £920 PA. Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	