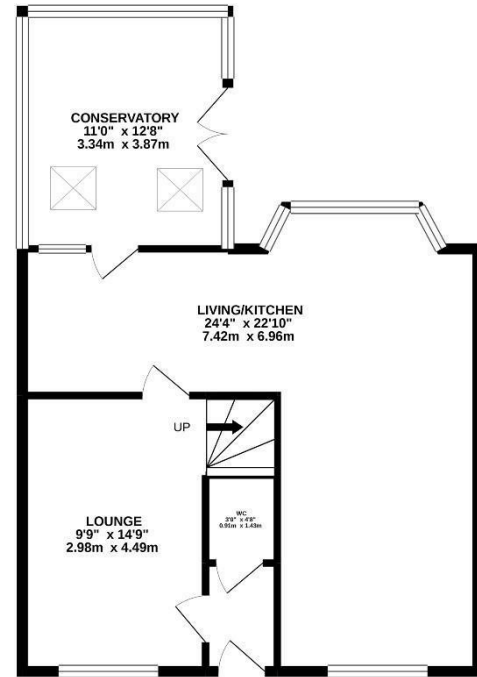
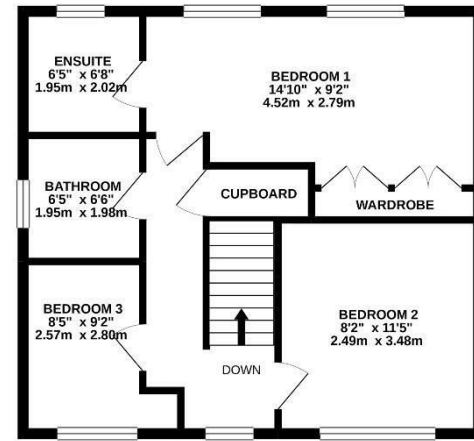


HARDISTY AND CO

GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA - 1255 sq.ft. (116.6 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



Orchard Mews
Rodley

£274,950

3 BEDROOM HOUSE - TERRACED

hardistyandco.com

INTRODUCTION

A stunning end mews home situated in a much sought after residential area in Rodley, close to excellent schooling, road links and local amenities. This home has been lovingly improved by the current vendors by adding modern touches, converting the garage into a fabulous living space and adding a large conservatory to the rear. In brief this home consists of; entrance vestibule, w.c, spacious living room, stunning 'L' shaped kitchen which offers a real "hub" to the home feel and large conservatory, Upstairs there are 3 good-sized bedrooms, the master boasts a lovely modern en-suite and finally a separate family bathroom. Outside, the property offers parking for 2/3 cars and a lovely rear garden which has been well maintained.

LOCATION

The increasingly sought after village of Rodley is extremely popular with professionals, first time buyers and families alike and is easily accessed from the Ring Road (A6120). The canal, Millennium Trail and Rodley Nature Reserve can be found close by and offer a range of beautiful places where you can walk or enjoy water-side activities. Commuting to the business centres of Leeds & Bradford is convenient, either by private or public transport. Just a short car ride away is the popular Owlcotes Centre at Pudsey offering an M & S store, Asda and New Pudsey train station. Rodley 'village' offers a selection of shops, restaurants, cafes 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, public houses and eateries. A few miles away in Apperley Bridge, the train station offers varied, regular and fast services, getting you into Leeds in ten minutes.

HOW TO FIND THE PROPERTY
SAT NAV POST CODE LS13 1PQ.

ACCOMMODATION

TO THE GROUND FLOOR

Composite entrance door leading into...

ENTRANCE VESTIBULE

Ideal for coats and shoes etc. Pleasant decor/presentation and patterned vinyl floor covering.

W.C.



3'0" x 4'8"

A convenient addition, fitted with a W.C and pedestal wash basin with twin taps. Continuation of the vinyl flooring from

the hallway. Half tiled with paint finish to the remainder. Extractor fan. Security alarm panel.

LOUNGE



14'9" x 9'9"

Spacious, bright and airy with a pleasant scheme of decor. Just add a large comfy sofa etc.

LIVING/KITCHEN



22'10" x 24'4"

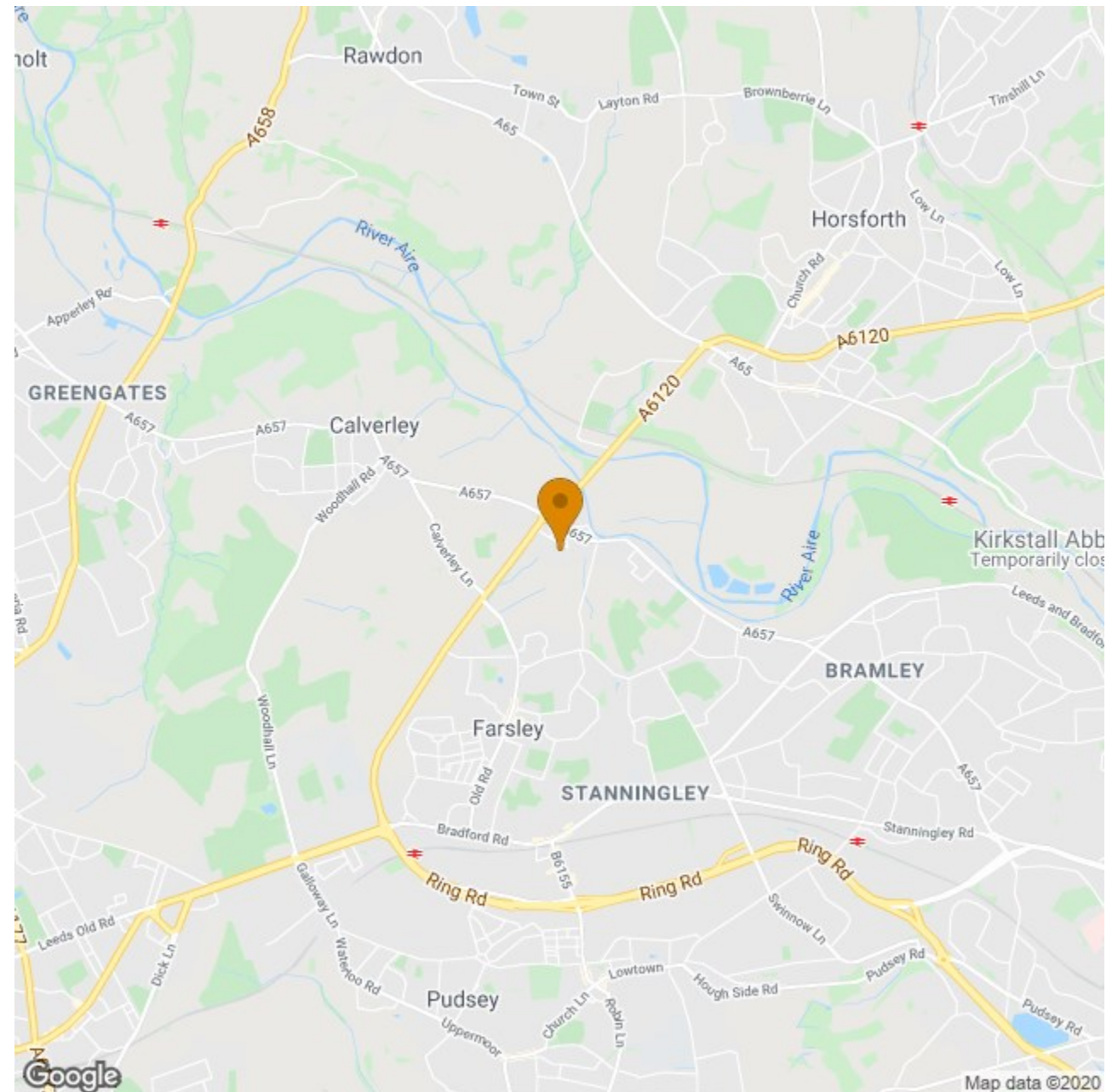
A lovely wrap around area with a stylish presentation and with ample space to add a good sized dining table and chairs too, perfect for entertaining or family time. The kitchen is fitted with a good range of timber effect shaker style wall, base and drawer units with luxurious granite work-surfaces over. Sink with mixer tap. Ceramic tiled splash-backs. Integrated oven, four point gas hob and extractor over. Integrated washing machine. Wood effect ceramic flooring. Inset ceiling spotlights. Integrated dishwasher and fridge/freezer. Feature radiator. Bay window to the rear elevation.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		75
(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 (CO₂) Rating

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



BEDROOM THREE



9'2" x 8'5"
A third good sized bedroom/work from home office etc. Pleasant scheme of decor.

BATHROOM



6'6" x 6'5"
Fully tiled floor to ceiling, with ceramic tiled floor too. Fitted with a modern suite comprising bath with thermostatic shower control over and glazed shower screen, W.C and pedestal wash hand basin with chrome mixer tap. Shaver point. Chrome heated towel rail.

TO THE OUTSIDE



There is a generous resin paved driveway, larger than many, providing off-street parking for two-three cars. At the rear of the property there is a paved seating/relaxation area, leading to a lawn with planted borders and hedge, ideal for children or pets. There is a further pebbled area, which could provide further space upon which to sit out or position a summerhouse.

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.

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



CONSERVATORY

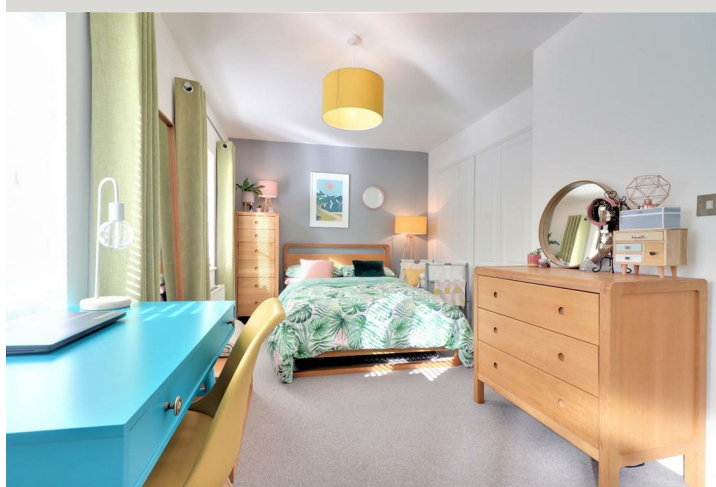


12'8" x 11'0"
With a good standard of finish and wood effect flooring. Two skylights. Fitted blinds. Fully insulated roof. French doors into the rear garden.

TO THE FIRST FLOOR
Grey painted spindle and balustrade staircase to the first floor landing.

LANDING
With neutral decor. Good sized airing cupboard. Access hatch into the boarded loft. Door into...

BEDROOM ONE



14'10" x 9'2" (to wardrobes)
A good sized bright and airy master bedroom with pleasant decor. Fitted wardrobes provide good hanging and storage space. Door into...

EN-SUITE



6'8" x 6'5"
Large shower cubicle with thermostatic shower control, W.C and pedestal wash hand basin with chrome mixer tap. Ceramic tiling, with paint finish to the remainder. Shaver point. Inset ceiling spotlights, extractor fan. Chrome heated towel rail. Window aiding natural light and ventilation.

BEDROOM TWO



11'5" x 8'2"
A good sized double bedroom located at the front of the house. Pleasant presentation.

