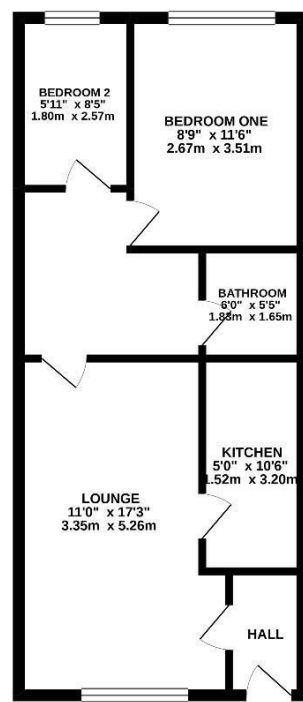


HARDISTY AND CO

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 476 sq.ft. (44.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their quantity or efficiency can be given.
(Made with Blueprints 10/20)

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



Fieldway Close
Rodley

£115,000

2 BEDROOM FLAT/APARTMENT

hardistyandco.com

INTRODUCTION

A fabulous two-bedroom ground floor apartment situated in this much sought after residential area, close to schools, local amenities and travel links. This home offers spacious accommodation throughout with a good finish. In brief the property consists of; Entrance vestibule, spacious living/dining room, fitted kitchen with added bonus of a large storage cupboard, contemporary bathroom suite and two good size bedrooms. Outside the property boasts a well-maintained garden which is both private and quiet. This home is sure to attract attention, to ensure you don't miss out, call Hardisty and Co today!

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 1EG.

ACCOMMODATION

TO THE GROUND FLOOR
uPVC front entrance door into...

ENTRANCE VESTIBULE

With neutral decor theme and wood effect flooring which adds a smart, practical finish.

LOUNGE



17'3" x 11'0"

With continuation of the neutral decor theme, with contrasting colour to one wall. Smart wood effect flooring. This is a good sized room with good natural light from the large bay window and plenty of space for living and dining. Marble fireplace with inset gas fire set upon the hearth and a contemporary surround.

KITCHEN



10'6" x 5'5"

Fitted with timber effect wall, base and drawer units with granite effect work-surfaces. Inset sink, side drainer and modern mixer tap. Ceramic tiling to splash-back areas. Integrated electric oven and four ring burner. Space for washing machine and fridge/freezer. Vinyl floor covering.

BEDROOM ONE



11'6" x 8'9"

A good sized double room with fitted wardrobes providing good hanging and storage space. Access leading outside.

BEDROOM TWO



5'11" x 8'5"

A single bedroom or work from home office. Neutral decor theme. Window to the rear elevation.

BATHROOM



6'0" x 5'5"

Fitted with a modern suite comprising bath with thermostatic shower control over and a glazed shower screen, low flush W.C and pedestal wash hand basin. Chrome heated towel rail. Fully tiled in quality ceramics. LED lighting feature. Extractor fan.

TO THE OUTSIDE



At the rear of the property there is a paved patio and a well

maintained lawn, enclosed by fencing and offering a good degree of privacy. The garden appears to offer peace and quiet. Useful storage cupboard.

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/>

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 93 remaining as of 2020 - Ground Rent £400 P.A and Maintenance charge of £0.
Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		67	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G	1	1
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC