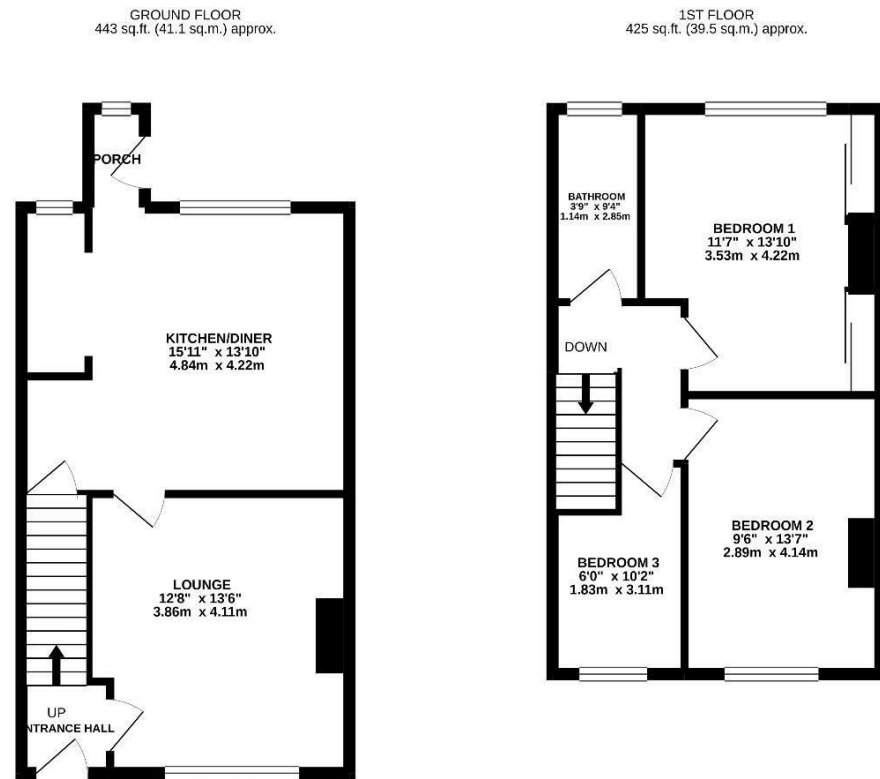


HARDISTY AND CO



TOTAL FLOOR AREA: 868 sq.ft. (80.6 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 for 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 Metagix ©2022

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



Wycliffe Road
 Rodley

£199,950

3 BEDROOM HOUSE - TERRACED

hardistyandco.com

INTRODUCTION

This property will not be around for long, so book your viewing now! A beautiful, spacious three bedroom (nearly three doubles!) stone terrace home in this popular Rodley location, minutes from amenities, schools, the Leeds Liverpool Canal - perfect for weekend walks and bike rides and with great commuter links too! With a buffer style garden to the front and low maintenance to the rear, this property is ready to move straight into. Finished to a high standard with modern and stylish themes blending perfectly with some delightful period features, comprises, to the ground floor, an entrance vestibule, good size, light and airy lounge with feature granite fireplace housing a Real Flame gas fire, generous dining kitchen to the rear with pleasant outlook, modern fitted kitchen, integrated appliances and ample dining space and a useful rear porch with access out to the garden and space for coats, bags, shoes, wellies, etc. The cellar is accessed from the dining kitchen and offers useful utility/storage with great scope to convert should you so wish. Upstairs are the three bedrooms, the Master with fitted furniture and a modern, white house bathroom with underfloor heating. Not to be missed!

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 and New Pudsey Station offering varied, regular and fast services, getting you into Leeds in ten minutes.

HOW TO FIND THE PROPERTY
SAT NAV - Post Code - LS13 1LY.

ACCOMMODATION

GROUND FLOOR
Composite entrance door to ...

ENTRANCE VESTIBULE
With staircase up to the first floor and door to ...

LOUNGE



13'6" x 12'5"

A good size reception room, lovely and light from the windows to the front with high ceiling, ceiling coving and feature granite fireplace housing a Real Flame gas fire - perfect for those chilly nights in! Period style central heating radiator.

DINING KITCHEN



15'11" x 13'10"

Such a great size family space at the rear of the house with pleasant outlook over the garden and access to a rear porch out to the garden. Feature tiled floor, fitted storage to alcoves and period style central heating radiator. Modern fitted kitchen with integrated, electric oven, four point gas hob and extractor fan over. Stainless steel sink and side drainer with mixer tap and integrated dishwasher. Modern tiling to splashbacks. Access to ...

REAR PORCH

Great for coats, bags, shoes, wellies, etc., with access out to the garden.

LOWER GROUND FLOOR

CELLAR

Providing useful storage, with plumbing for a washing machine and offers great scope to convert if required. New boiler fitted October 2019.

FIRST FLOOR

LANDING

With access to the part-boarded loft via a hatch with installed ladder and doors to ...

BEDROOM ONE



13'10" x 11'7" (max)

A good size double bedroom at the rear of the house with pleasant outlook over the garden, fitted furniture with sliding doors and lovely high ceiling giving a real feeling of space - lots of natural light too!

BEDROOM TWO



13'7" x 9'6"

Another double bedroom at the front of the house with useful fitted storage to alcove and pleasant outlook.

BEDROOM THREE



10'3" x 6'0" (max)

A good size third bedroom at the front, currently used as a Nursery but great work from home office or child's room.

BATHROOM

9'4" x 3'9"

A modern white house bathroom incorporating a bath with thermostatic shower over, WC and wash hand basin. Tiled floor and modern tiling to wet areas. Extractor fan and underfloor heating.

OUTSIDE



There is a buffer style garden to the front and a low maintenance garden to the rear which is enclosed and safe and perfect for sitting out!

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		63	
(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 ₂) 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	