



Canal Road, Rodley, Leeds, LS13

Guide Price £349,950

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Located in the highly regarded village of Rodley, with a most impressive outlook to the front over the canal, is this beautifully presented and rare to market three bedroom extended semi detached residence. Offering deceptively spacious accommodation with the added advantage of an occasional loft room/home office, this lovely home will appeal to a range of buyers and a viewing is highly advised to fully appreciate.

The property which has PVCu double glazing and a gas central heating system, is accessed into the entrance hallway with PVCu double glazed entrance door and stair case to the first floor. To the front is the lounge with views over the canal. Solid oak & glazed Shaker style double doors lead into the open plan dining kitchen, recently fitted with a range of base & wall storage units, a Smeg Rangemaster cooker, integrated dishwasher & washing machine, under stair pantry store and PVCu double glazed side entrance door. Sliding patio doors lead into the extended family room, a fantastic addition to the property offering versatile accommodation with pitched roof & two Velux skylights, LVT flooring and bi-folding doors leading out onto the rear garden. There is a utility area with sink unit and a cupboard housing the tumble dryer. The downstairs shower room has been recently fitted with a modern two piece suite, separate shower cubicle, guest w.c and chrome heated towel rail.

To the first floor is the landing with solid wood Shaker style internal doors. Bedroom one is to the front enjoying really impressive views over the canal and built in wardrobes. There is a further double bedroom to the rear with the stair case to the occasional loft room and one further single bedroom to the front. The shower room has a three piece suite with separate shower cubicle, ceramic tiling and chrome heated towel rail.

Outside is a gravelled garden to the front with a block paved driveway. To the rear is an enclosed and well maintained lawned garden with gravel & paving, summer house, garden shed and the use of a small gated veg plot with greenhouse.

The property is well placed for a range of local amenities including canal walks, the Leeds outer Ring Road, a good bus service into Leeds city centre, Pudsey train station and indeed the busy centres of Farsley & Horsforth.



Ground Floor

Approx. 49.4 sq. metres (531.5 sq. feet)



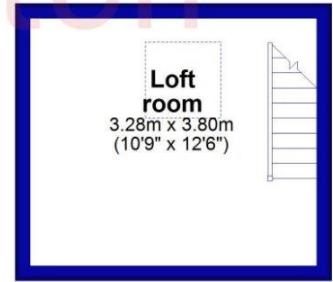
First Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



Second Floor

Approx. 12.5 sq. metres (134.0 sq. feet)



Total area: approx. 97.2 sq. metres (1045.9 sq. feet)

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY-NOT TO SCALE
Plan produced using PlanUp.

Tenure:

Freehold

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change. *Please note that additional fees could be incurred for a leasehold pack as part of the purchase price.

Council Tax Band:

C

Viewing:

By appointment only through our Horsforth branch.

Agents Notes:

All measurements have been taken using electronic measuring devices and are only approximate.

We work with a number of specially selected companies and have pre-agreed competitive rates for our customers. If you use our Conveyancing Service then we will receive a referral fee from Move With Us Ltd. Our average fee earned is two hundred and eighty five pounds. If you use our Removals Service then we will receive a referral fee from The Shires Removal Group Limited. Our average fee is one hundred and five pounds. Please note that you are under no obligation to use any of these recommended services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

