



LINLEY &  
SIMPSON

ROSS TERRACE,  
RODLEY, LEEDS,  
LS13 1BE  
£185,000

2 Bedroom House

LINLEY &  
SIMPSON

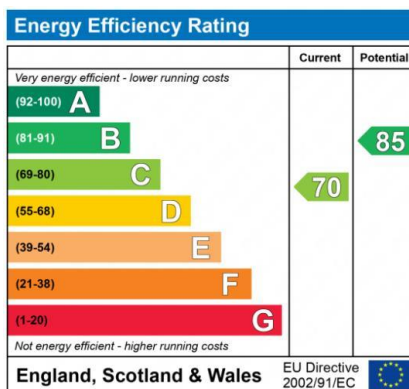
**\*\*SOLD BEFORE REACHING THE MARKET\*\***

This stunning two double bedroom character terrace has been sold by Linley and Simpson Pudsey before marketing materials were produced and before reaching the open market.

We are seeking similar properties to satisfy our list of active buyers coming into 2022 looking to move in the local area.

If you have a property to sell or are looking for similar please do not hesitate to contact Linley and Simpson Pudsey on 0113 204 0025 or by emailing [Sales.Pudsey@linleyandsimpson.co.uk](mailto:Sales.Pudsey@linleyandsimpson.co.uk) to speak to our expert team.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.