



EGGLESTON STREET,
RODLEY, LEEDS,
WEST YORKSHIRE,
LS13 1JR
£150,000

1 Bedroom House

LINLEY &
SIMPSON

CHARACTER COTTAGE. Attention first time buyers and investors! This lovely, characterful cottage with one large double bedroom is available for sale with no onward chain. Located up a nice street in Rodley, this deceptively spacious house is an attractive buy with a modern but tasteful kitchen, open plan to the lounge, large bedroom and bathroom as well as retaining many original features.

Rodley is a characterful Yorkshire town which was historically built for millworkers due to Leeds' historic involvement in textiles and more specifically; transporting goods via the Leeds Liverpool canal. Located between Farsley and Horsforth, Rodley is a residential village but does have some small shops and eateries including pubs along the canal. Rodley also has fantastic road links and easy access to the Ring Road as well as great bus links for commuting. There are communal green spaces to be found in the Rodley Nature Reserve as well as scenic Yorkshire walks along the canal.

Ground Floor

Living/ Dining Room

Main access into this lovely property is via the traditional front yard. Through the uPVC stable door there is a large, open-plan living/ dining room with a large front window, stone clad fireplace and feature wall as well as original coving and ceiling rose.

Kitchen

The kitchen is a tasteful, modern room with rustic colouring, patterned flooring as well as wood-effect worktops. There is an electric oven and gas hob and classic white 'metro' tiles on the back-splash. The kitchen also has its own front facing window and is a nice bright room and it has access to the lower ground floor cellar room too.

Lower Ground Floor

Cellar

Accessed via original stone steps is the cellar. This is a mostly dry, usable storage space which can be used as just storage, or could be used as a utility room if needed.

First Floor

Master Bedroom

The master bedroom on the first floor and is a front-facing double bedroom. This is a nice, bright room with space for a large double bed within as well as ample space for other furnishings. The front window has a nice open outlook over the front aspect and there is a traditional cast iron fireplace on the chimney breast which is a great focal point.

House Bathroom

The house bathroom is located on the first floor and is a very large, modern, white, four-piece suite including a full-size bath, separate shower cubicle, toilet and hand basin at the front of the house. There is tiling in the bathroom to chest height (ceiling height in the shower) and the bathroom has newly installed flooring.

Second Floor Potential

Currently there is no living space in the second floor but there are many second bedrooms in converted lofts on the street, we do advise if needed consulting a builder/ architect to establish the cost of creating a second bedroom on the second floor.

External

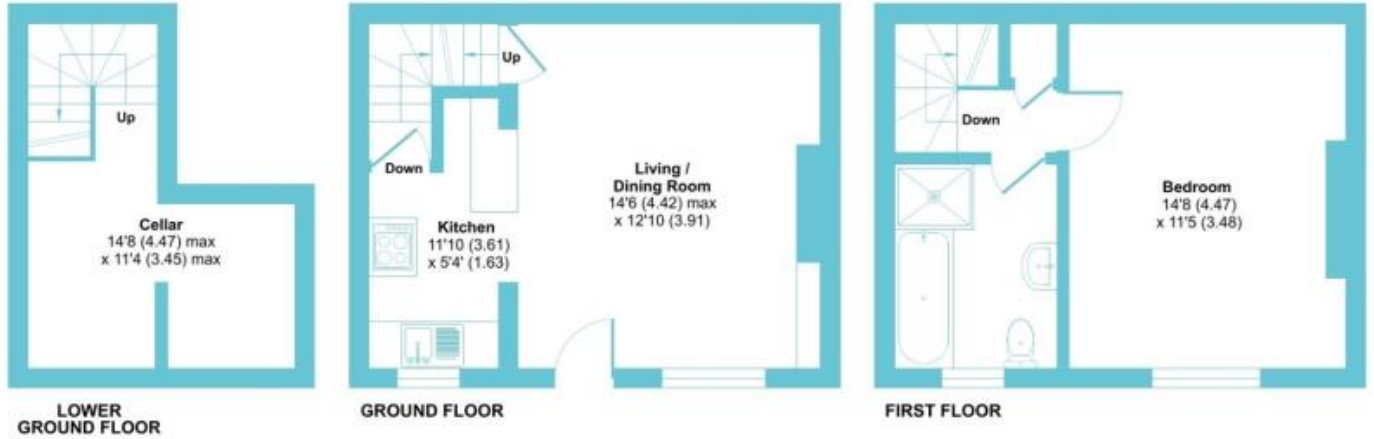
At the front of the house there is a traditional front yard which a lot of the neighbours do use. With the street facing south up the hill, the yard gets fantastic morning sun and is a great place to enjoy a coffee and alfresco breakfast.



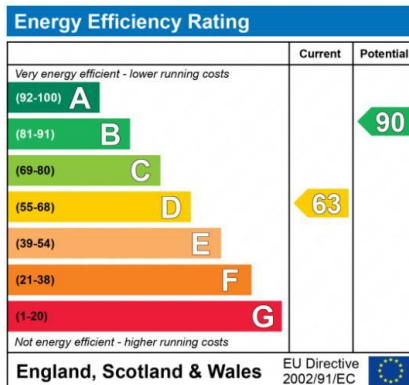
Eggleston Street, Leeds, LS13

Approximate Area = 684 sq ft / 63.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2022. Produced for Linley & Simpson. REF: 839459



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.

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