



FIELDWAY AVENUE,
LEEDS, LS13 1ED
£175,000

2 Bedroom House

LINLEY &
SIMPSON

CALLING FIRST TIME BUYERS AND INVESTORS! Available for sale CHAIN FREE is this fantastic, well presented two-bedroom semi-detached home. Set in the quiet cul-de-sac of Fieldway Avenue in the popular town of Rodley this attractive home is currently tenanted and would be a popular buy to let house or it would make a fantastic first buy.

Rodley is a very desirable residential neighbourhood. Steeped in history, it is located between Horsforth and Farsley in West Yorkshire. With the Leeds and Liverpool canal and the River Aire running through it, Rodley has a very rural and countryside feel to it whilst still being very commutable. This area is consistently popular with families, young professionals and retirees to name but a few. Ready access to Leeds City Centre means that Rodley is very well connected despite its rural and countryside vibe. There is a village town street with an abundance of pubs, cafes and small shops including the pubs lining the canal which Rodley is well known for.

Ground Floor

Entrance Hall

Main entrance into the house is via a side external door leading into the entrance hall.

Living/ Dining Room

Located at the front of the house is the main reception room on the ground floor; an impressive living/ dining room which is flooded with natural light via the front facing window. The living/ dining room is the full width of the house and as such the space within is impressive.

Kitchen

To the rear of the ground floor is the kitchen which benefits fitted wall and base units with work surfaces over, one and half bowl sink unit, gas cooker point, extractor hood, space for washing machine, tiled walls, double glazed window to rear and double glazed door leading to conservatory.

Conservatory

To the rear of the kitchen there is an additional reception space in the form of the conservatory. With double glazed windows and double glazed door leading to rear garden, this is a bright and airy room to be enjoyed year round.

First Floor

Master Bedroom

Located at the rear of the first floor is the master bedroom which is a large double bedroom and has a double glazed window to rear looking over the garden, telephone point and central heating radiator.

Bedroom Two

At the front of the first floor is the second bedroom which is a double bedroom with a double glazed window to front and central heating radiator.

House Bathroom

The bathroom is a modern three-piece suite comprising panelled bath with shower over, low level WC and a hand basin. There is a double glazed window to front, extractor fan and central heating radiator too.

External

Front Garden

To the front of the house is a well-established front garden which is laid mainly to lawn with driveway to the side providing off street parking.

Rear Garden

To the rear is a decent sized rear garden which is laid mainly to lawn with fenced boundaries for privacy and security.





Total Area: 59.7 m² ... 642 ft²

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	69
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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:

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