



OAKLANDS ROAD,
RODLEY, LEEDS, LS
£270,000

3 Bedroom House

LINLEY &
SIMPSON

STUNNING RODLEY LOCATION! Available for sale is this deceptively large three-bedroom character house in a popular residential part of Rodley. Close to local amenities, including easy transport links to Leeds City Centre, and access down to the canal this house would be a fantastic family home with little/ nothing needed to be done inside!

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

Breakfast Kitchen

The kitchen is accessed by the rear (roadside) external door and is a modern, tasteful kitchen with seating for dining and a high quality finish throughout. There is a built in fridge/ freezer in the kitchen/ diner as well as a built in drinks chiller and plumbing for washing machine too.

Living Room

The main reception room in the house is the warm and welcoming living room which is a nice, large room with soft furnishings and tasteful décor throughout. The living room has a feature wood burning stove in the fireplace adorned with a wooden mantle. The living room is illuminated by a large window looking over the rear garden.

Entrance Hall

Located at the front of the house (even though main access is gained at the rear via Oaklands Road) there is a large entrance hall which leads onto the garden and driveway.

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 alcoves either side of the chimneybreast, which are ideal spaces for wardrobes and other furnishings too.

Bedroom Three

The smallest of the three bedrooms is also located on the first floor adjacent from the master bedroom. This is still a large single bedroom with no bulk-head as some third bedrooms have, making it a nice-usable room.

House Bathroom

The house bathroom is located on the first floor and is a very large room. Due to the age of the house this is presumed to have been a bedroom originally. There is a four-piece suite with a full-sized bath separate shower cubicle, toilet and hand basin within as well as plenty of floor space besides.

Lower Ground Floor

Bedroom Two

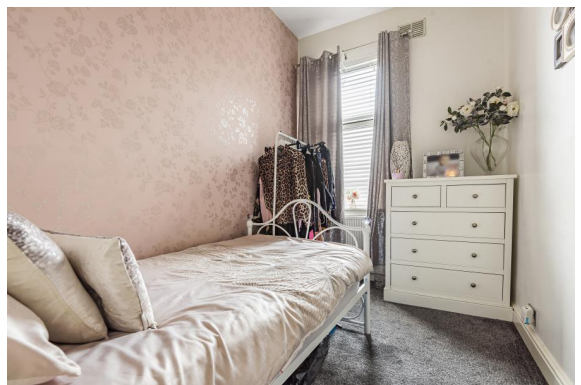
The lower ground floor in this house is actually the ground floor from the other side, meaning that this second large double bedroom has ample natural light and a view over the private garden.

Cellar and Store Rooms

There are two additional rooms on the same floor as the second bedroom that is a nice opportunity for future conversion. There is plumbing above these rooms so it is feasible that the new buyer could create an en-suite for the bedroom on that floor, or it would make fantastic home office space, or exactly as it currently is - brilliant storage.

External

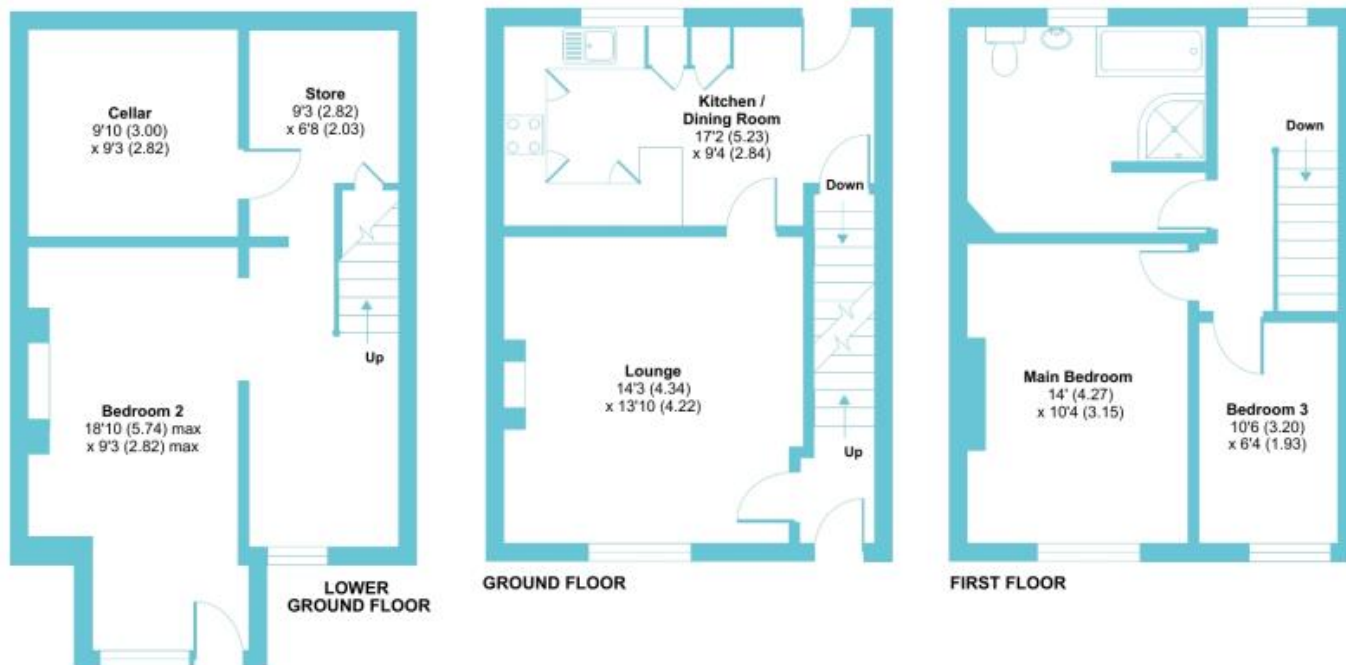
Externally to the front there is a garden, which also contains the driveway for off street parking. Parking on the street both sides is readily available so it would be possible to lose the driveway and create a larger garden at the front of the house. Externally to the rear (Oaklands Road) there is a paved outside garden which is a nice place to sit and enjoy the company of friends and family.



Oaklands Road, Rodley, Leeds, LS13

Approximate Area = 1290 sq ft / 119.8 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). © natchecom 2022. Produced for Linley & Simpson. REF: 856498

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