



INTAKE LANE,
RODLEY, WEST
YORKSHIRE, LS13
1DQ
£465,000

4 Bedroom House

LINLEY &
SIMPSON

DECEPTIVE, CHARACTERFUL and QUIRKY but LOVABLE FAMILY HOME. Available for sale between Farsley and Rodley, set within a GENEROUS PLOT is this stunning four bedroom-detached home. Having been sympathetically modernised by the current owners to a very high spec this lovely home needs to be seen. Call today to view!

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 - Entrance Porch and Hall - The main access to this lovely home is into a grand, welcoming entrance hall which is accessed via the externally built porch (a great place to remove muddy boots after enjoying the local canal and parks).

Living Room - To one side of the ground floor is the living room, which spans the full depth of the house and is a lovely place to relax year round. There is beautiful coving and a multifuel fire in the hearth for those cosy winter evenings.

Bedroom Two - Accessed to the rear of the ground floor there is a lovely double sized bedroom that is currently being utilised as a large home office with built in storage within. This is a nice room with a lovely valley view out of the rear.

House Bathroom - The house bathroom is located on the ground floor and is a stunning period appropriate suite including an original Victorian bath that has been re-enamelled. The tiling in this room is bold but tasteful and needs to be seen in person to fully appreciate it.

Lower Ground Floor - Kitchen - The kitchen is the heart of any house, and in this home, it is an engine, in the centre of the home this lovely, functional room has everything one could need. There are solid wooden wall and base units topped with granite worktops, including a central breakfast island, range oven built into the chimney breast, Bold tiling and dark green walls are the order of the day and set this warm, welcoming room feel like a comfortable place to enjoy with family and friends.

Conservatory/ Dining Room - Accessed via the kitchen is another large reception room. The conservatory has a high, feature sloping roof-line which gives an impressive feel upon entry and the feature tiled wall and multifuel fire help to heat this large room effortlessly. There are French doors leading out to the rear of the room into the garden and this large room currently serves as a dining room/ second living room.

Utility Room - The utility room is a practical room which no family home should be without. This is a handy additional room.

Snug/ Reading Room - A hidden little gem at the back of the house is this boldly decorated snug/ reading room. It could also serve as a dining room if needed as it is just off the kitchen, but we feel this room has its own charm and could even make a fantastic little home office if needed or as the current owners have it - an occasional cinema/ media room.

First Floor - Master Bedroom with En-Suite - On the second floor, taking up the lion's share of the floorspace is the master-suite. This is a large bedroom spanning the full depth of the house, with an en-suite bathroom accessed off it.

Bedroom Three - The third bedroom is another double bedroom has a large sliding wardrobe to one side - it would be great as a guest room.

Bedroom Four - The fourth bedroom is located on the first floor too and is currently being used as a home office with built in shelving. It would make a fantastic single bedroom/ nursery if needed.

External including Garage - Externally the house is accessed via a private driveway leading to the detached garage which has an electric door. The grounds around this detached property are impressive and deceptively so! To the rear there are two decking areas (which do need some TLC) there are well established patios and gravelled patios and planted beds as well as a lawned section. The garden is a blank canvass ready to be loved by the next buyer so book your viewing today!





Intake Lane, Rodley, Leeds

Approximate Area = 1821 sq ft / 169 sq m (includes garage)

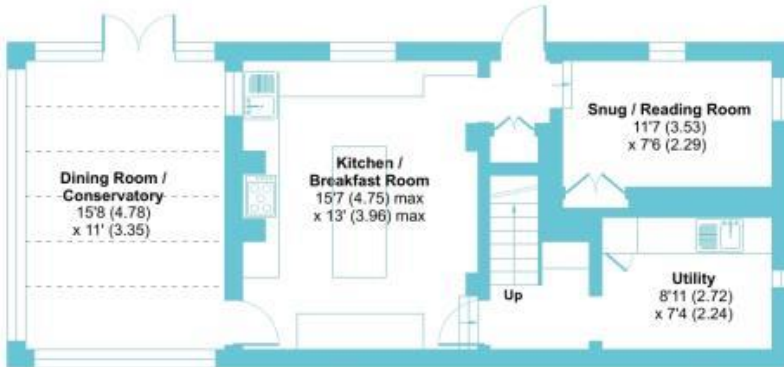
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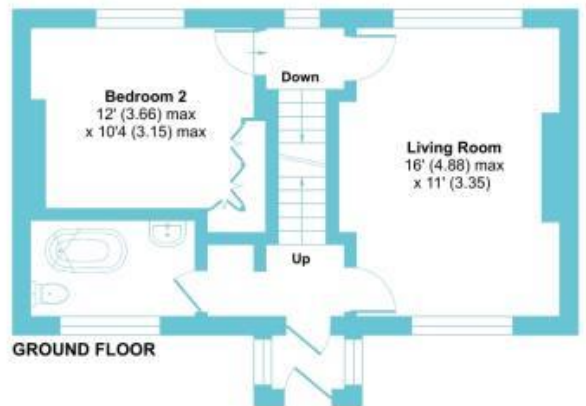
GARAGE



FIRST FLOOR



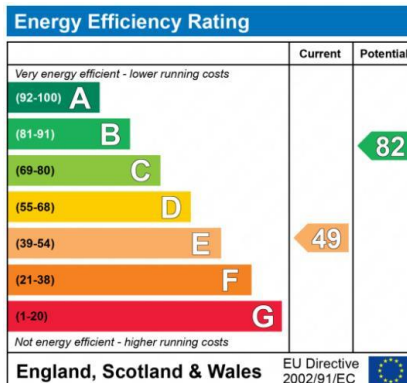
LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richycom 2022. Produced for Linley & Simpson, REF: 858151.



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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