



ROCHESTER  
GARDENS, RODLEY,  
LEEDS, LS13 1PP  
£295,000

4 Bedroom House

LINLEY &  
SIMPSON

WOW - FOUR BEDROOM FAMILY HOME FOR SALE. Attention families and lovers of space. This extended four bedroom semi located between RODLEY and FARSLEY is available for sale now. This is a large stunning house finished to a high standard and needs to be seen to be appreciated. Externally there is a garage and nice gardens, to bathrooms internally and much more.

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 Hall**

Main entrance into the house is via a front internal hall at the front of the house, but natural entrance from the driveway is actually into the rear leading into the kitchen - very useful for unloading shopping etc day to day.

### **Kitchen/ Dining Room**

The heart of the house, the kitchen/ diner has been modernised recently to a very high standard. There are quartz worktops on the shaker style units including a breakfast bar. There is a gas hob with electric oven, space for a dining table and there are rear, garden facing French doors (great for entertaining).

### **Living Room**

The main reception room in the house is the large living room at the front of the ground floor with a window looking over the front garden. There is a feature live-flame effect fire as a nice focal point (and to warm you on the cold winter evenings).

## **First Floor**

### **Bedroom Two**

The second bedroom is a very good sized double bedroom on the first floor. Previously this was the master bedroom and as such it is a very good size with a built in wardrobe within too.

### **Bedroom Three**

The third bedroom is a very generous single bedroom/ modest double at the rear of the house on the first floor.

### **Bedroom Four**

The smallest bedroom in the house, this is still a single bedroom if needed. Currently being used as a home office this room is a handy space to be utilised a number of different ways.

### **House Bathroom**

The main house bathroom is located on the first floor and is a white, three-piece suite including a P-shaped bath with over-head shower, hand basin and toilet. There is tiling in the bathroom giving a modern, clean finish.

## **Second Floor**

### **Master Bedroom Suite inc En-Suite Bathroom**

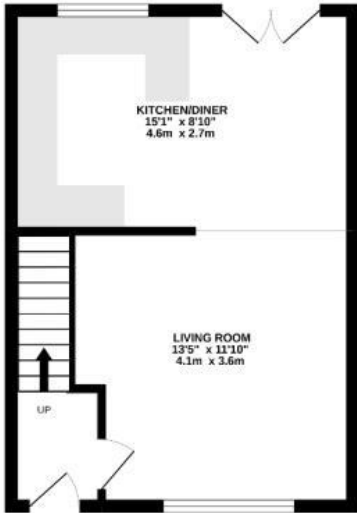
The master bedroom is located on the second floor and is a very large room with ample storage space within. The room is very well illuminated and has a 'Juliette balcony' with French doors that provide a fantastic view over the Rodley Nature Reserve and over West Yorkshire beyond. The en-suite bathroom is a high quality three-piece suite located off the master bedroom and has a shower, toilet and hand basin within.

### **External inc Garage and External Bar/ Office**

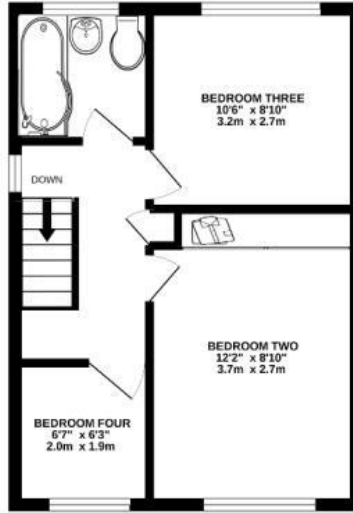
Externally to the front of the house there is a well established garden which is mostly laid to lawn with a path leading to Intake Lane. To the rear of the house there is a lovely garden accessed off the kitchen. There is a patio made up of Indian stone, as well as an artificial grass lawn which is home to the external bar/ man-cave which could of course double as a home office if needed (there is power within). Or off street parking there is a driveway which can fit two average sized cars on tandem which leads to the garage which has power and light within including the electric roller shutter door.



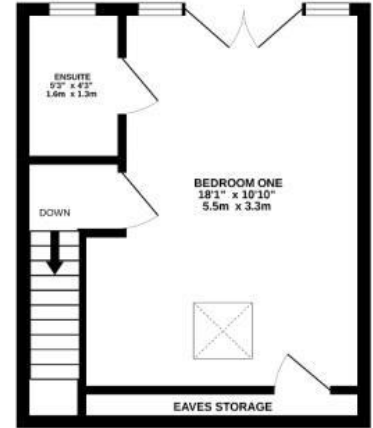
GROUND FLOOR



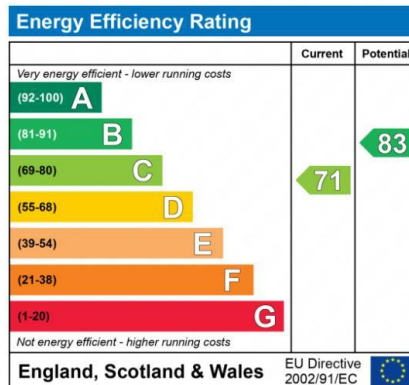
1ST FLOOR



2ND FLOOR



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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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