



Town Street, Rodley Leeds LS13 1HP

welcome to

Town Street, Rodley Leeds

GUIDE PRICE £160,000 - £170,000

A modern first-floor apartment offering two well-proportioned bedrooms, a contemporary kitchen and bathroom, and bright open-plan living. With resident parking and a convenient location close to local amenities. 170 YEAR LEASE.



Entrance Hall

Enter from the front into a private entrance vestibule with stairs leading up to the flat.

Lounge/Kitchen

Offering open plan living, the modern kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer. There is an integrated washing machine, free standing cooker and space for other appliances. Parquet style flooring continues into the living area where there is ample room for furniture.

Bedroom One

A double bedroom with a built in cupboard.

Bedroom Two

With space for free standing furniture, a versatile room which could be used as a spare bedroom or home office.

Bathroom

A contemporary bathroom, part tiled and fitted with a three piece suite comprising a bath with shower over, wc and hand basin with storage below.

Loft

The loft is part boarded with shelving, a great storage space.

Outside

There is a private yard area to the front and private parking space to the rear.



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Town Street, Rodley Leeds

- GUIDE PRICE £160,000 - £170,000
- MODERN FIRST FLOOR APARTMENT
- MODERN KITCHEN & BATHROOM
- OPEN PLAN LIVING
- PRIVATE PARKING

Tenure: Leasehold EPC Rating: C

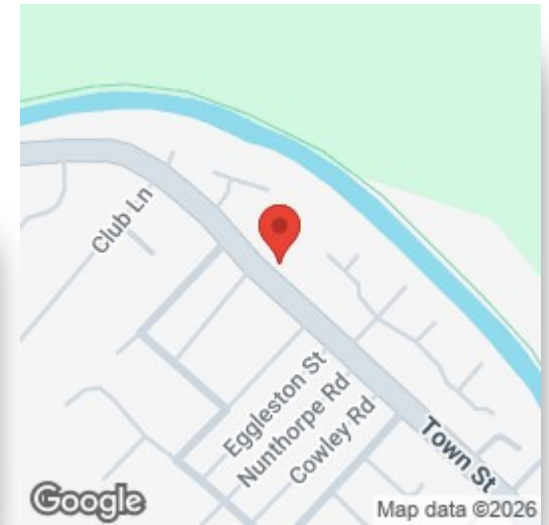
Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 175 years from 20 Apr 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116656 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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