



Richmond Court Rodley Lane,Rodley LEEDS LS13 1LB

welcome to

Richmond Court Rodley Lane, Rodley LEEDS

GUIDE PRICE £120,000 - £130,000!!! This well-presented first floor apartment offers a spacious open-plan living kitchen, double bedroom, modern bathroom, communal gardens and allocated parking. Beautifully situated near Rodley Locks, Leeds & Liverpool Canal, ideal for scenic walks.



Property Information

Nestled in the heart of Rodley, just moments from the picturesque Leeds & Liverpool Canal and Rodley locks, this attractive one bedroom first floor apartment offers the perfect balance of tranquil living and excellent commuter links. Enjoy beautiful canal-side walks right on your doorstep while benefiting from easy access to the Leeds Ring Road and surrounding transport networks.

Viewing is highly recommended to fully appreciate the location, accommodation and lifestyle this delightful apartment has to offer.

Entrance Hall

The property is accessed via a welcoming entrance hall, complete with a useful storage cupboard, providing practical space for everyday essentials.

Kitchen Living Area

At the heart of the home is a spacious open plan living and kitchen area, ideal for relaxing or entertaining. The kitchen offers an excellent range of storage and workspace, featuring a gas hob, electric oven and integrated fridge freezer. There is also a dedicated utility area with plumbing for a washing machine.

Bedroom One

The generously sized double bedroom enjoys a pleasant outlook and benefits from fitted carpeting, creating a warm and comfortable retreat. The bedroom also provides access to the loft, offering additional storage potential.

Bathroom

The bathroom is positioned to the front of the property and comprises a modern three-piece suite with shower over bath, heated towel rail, and fully tiled walls and flooring for a stylish and low-maintenance finish.

Communal Garden

Externally, residents can enjoy access to a communal garden, providing a pleasant outdoor space to relax and unwind. The property also benefits from an

allocated parking space.

Parking Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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- Beautiful waterside walks nearby
- One bedroom first floor apartment
- Allocated parking space
- Bathroom with shower over bath

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1022.00

Ground Rent: 210.46

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000 - £130,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY117093 - 0004

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william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)