



Oaklands House Rodley Lane, Leeds LS13 1NG

welcome to

Oaklands House Rodley Lane, Leeds

A STUNNING PENTHOUSE apartment, which is situated within this HIGHLY DESIRABLE LOCATION and boasts SPACIOUS accommodation that includes modern kitchen, lovely lounge, TWO DOUBLE BEDROOMS plus TWO BATHROOMS. With long reaching VIEWS and allocated parking, this is a must see.



Property Information

Set within the highly desirable canal-side village of Rodley this beautifully presented two-bedroom, two-bathroom apartment offers an exceptional opportunity to enjoy modern living in a peaceful yet well-connected location. Perfectly positioned for commuters, the property benefits from excellent access to Leeds, Bradford and the wider road network via the nearby ring road, while also being just moments from scenic waterside walks along the canal.

This superb apartment combines modern design, practical living space, and a prime location, making it an ideal choice for first-time buyers, professionals, downsizers, or investors alike.

Externally, the property continues to impress with the inclusion of an allocated parking space, as well as additional visitor parking, ensuring convenience for both residents and guests.

Communal Entrance Hall

Communal entrance hall with postbox, security intercom and staircase rising to the second floor.

Hallway

A welcoming hallway with handy storage cupboard, stylish laminate flooring. Loft storage space
Heated airing cupboard, security intercom.

Lounge Kitchen

The property boasts a bright, open-plan kitchen/diner, perfect for both relaxing and entertaining. Features include integrated fridge freezer and dishwasher, induction hob with extractor fan, washer/dryer, contemporary spotlights, velux roof light. Lounge Includes air conditioning unit. Dormer window with stunning views of the Aire valley.

Bedroom One

Generous double bedroom with comfortable carpeted flooring. Built in wardrobe

Double mirror wardrobes, velux roof lights.

En-Suite

Private en suite featuring corner shower, WC, wash basin, heated towel rail and practical lino flooring.

Bedroom Two

Spacious double bedroom with built in storage, added comfort with an air conditioning unit. Stunning views of the Aire valley. Perfect spot to set up a desk for working from home.
Built in wardrobe with generous storage into the eaves.

Bathroom

A modern family bathroom featuring waterfall shower over bath, heated towel rail and contemporary spotlights.

Outside & Location

Situated close to the Rodley canal, this property offers scenic surroundings alongside convenience with allocated parking space, additional visitor parking available. Excellent access to Leeds, Bradford and major route networks.



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Oaklands House Rodley Lane, Leeds

- GUIDE PRICE OF £190,000 TO £200,000
- Two bedroom Penthouse apartment
- Two modern bathrooms (including en-suite)
- Open plan lounge kitchen
- Allocated parking + visitor spaces

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1800.00

Ground Rent: 175.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117029 - 0005

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