



Rodley Lane, Rodley Leeds LS13 1LT

welcome to

Rodley Lane, Rodley Leeds

GUIDE PRICE £550,000 - £560,000. This impressive Victorian five-bedroom residence, arranged over three storeys plus an attic room, boasts magnificent period features, generous living accommodation, gardens and vacant possession offering an exciting opportunity.



Property Information

Rarely does a property of this stature and potential come to the market. This substantial Victorian residence offers spacious accommodation arranged over three floors plus an attic room, retaining a wealth of original features including high ceilings, decorative cornices, stained glass windows, dado rails and feature fireplaces. Requiring a programme of modernisation, the property presents a fantastic opportunity for purchasers to create a magnificent family home. Benefitting from vacant possession, mature gardens, a cellar and five bedrooms, this character-filled home combines impressive proportions with endless potential in equal measure.

Entrance Hall

An impressive reception hallway featuring high ceilings, decorative cornices, dado rails and a magnificent staircase rising through the property. Leading to access to the cellar and external side door.

Lounge

Generous principal reception room with feature fireplace, large bay window, additional side window and high ceilings creating a bright and elegant living space.

Dining Room

Spacious formal dining room benefitting from two windows allowing excellent natural light, ideal for entertaining and family gatherings.

Cellar

From the hallway a useful storage area.

Kitchen

Fitted with integrated storage cupboards and shelving, 1.5 bowl sink, tiled flooring and housing the boiler. Offering great potential for redesign and modernisation.

Landing

A striking landing area showcasing the property's original character and proportions.

Bedroom Two

Well-proportioned bedroom positioned to the front elevation.

Bedroom Three

Good-sized bedroom offering versatile accommodation.

Bedroom Four

Rear-facing bedroom with fitted shelving.

Bedroom Five

A good sized room or office space.

Shower Room

Modern suite comprising walk-in shower, low flush WC and wash hand basin, with tiled walls and laminate flooring.

Wc

Fitted with wash hand basin and enhanced by beautiful stained glass windows.

Bedroom One

An impressive and substantial bedroom featuring a character fireplace, exposed ceiling beam and access to a useful store room.

External

The property enjoys mature gardens. The substantial plot offers excellent potential for enhancement and landscaping, complementing the attractive stone-built Victorian façade.

Parking

There is a gated driveway accessed from the main road to provide secure off street parking. There is also a garage at the end of the driveway for further storage.

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

Agents Note

We are in capacity of limited information in relation to the shared right of access with The Poplars Dental Practice. Please confer with your conveyancer and we will update our records in due course



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Rodley Lane, Rodley Leeds

- GUIDE PRICE £550,000 - £560,000
- Rare Opportunity with Huge Potential
- Over Approx. 2500 Square footage
- Wealth of Original Period Features
- Beautiful Stained Glass Windows

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116834 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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