

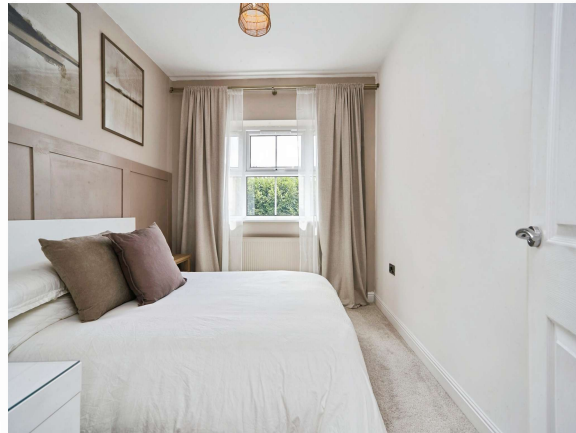


Richmond Court Rodley Lane, Rodley LEEDS LS13 1LB

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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- GUIDE PRICE £120,000 - £130,000
- Beautiful Waterside Walks Nearby
- Allocated parking space
- Bathroom with shower over bath
- Communal garden

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 - 0006

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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