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Woodeson Lea

Rodley, LS13 1RJ

£145,000



Council Tax: B



8 Woodeson Lea

Rodley, LS13 1RJ

£145,000



- Beautifully presented two-bedroom apartment
- Stylish open-plan kitchen and living space
- Private balcony with pleasant outlook
- Contemporary white fitted kitchen with integrated appliances
- Quiet and well-kept residential development
- Turn-key home ready for new owners
- Two generous double bedrooms
- Modern bathroom with rainfall-style shower and LED mirror
- One allocated parking space plus visitor parking
- Excellent Rodley location close to amenities, canal walks and commuter links

Set within a quiet and well-regarded residential development in the popular village of Rodley, this beautifully presented two-bedroom apartment offers stylish, ready-to-move-into accommodation with a contemporary finish throughout. With two double bedrooms, a superb open-plan kitchen and living space, private balcony, allocated parking and additional visitor parking, this is an exciting opportunity for first-time buyers, professional couples and buy-to-let investors alike.

The location is a real highlight. Rodley has become increasingly popular for its combination of excellent commuter links and more relaxed village surroundings, with easy access to the A6120 Leeds Outer Ring Road and regular public transport towards Leeds and the surrounding areas. The Leeds & Liverpool Canal, Rodley Nature Reserve and Aire Valley towpath are all close by, while Rodley itself offers a choice of local shops, cafés, restaurants and pubs. Farsley, Calverley and Horsforth are also within easy reach, along with the Owlcotes Centre and New Pudsey railway station.

Internally, the apartment has been finished in a tasteful neutral style, with plush grey carpets flowing through the principal rooms and creating a smart, cohesive feel. The accommodation is genuinely ready to enjoy from day one, making it ideal for buyers who want a modern home without the immediate expense or inconvenience of refurbishment.

The real heart of the apartment is the impressive open-plan kitchen and living arrangement. Bright, spacious and wonderfully sociable, the room offers plenty of space for both comfortable seating and dining furniture while seamlessly connecting with the contemporary kitchen. Sleek white cabinetry provides a clean modern finish, complemented by tiled splashbacks, a chrome sink with mixer tap, integrated oven and washing machine.

Sliding glazed doors lead directly from the living area onto the private balcony, bringing plenty of natural light into the room while providing a lovely spot to step outside, enjoy some fresh air and take in the pleasant outlook. This indoor-outdoor connection really enhances the open-plan space and makes it an excellent setting for both everyday living and entertaining.

The apartment continues to impress with two genuine double bedrooms, both offering generous proportions and ample space for bedroom furniture. Each is finished with the same neutral décor and plush grey carpeting found throughout, allowing the next owner to simply move straight in or easily introduce their own style over time.

Completing the accommodation is a particularly smart modern bathroom. Finished to a high standard, it features a contemporary white suite comprising a panelled bath with rainfall-style shower over, pedestal wash basin and WC, alongside a modern LED illuminated mirror and complementary finishes which give the room a crisp, up-to-date feel.

Externally, the quiet development offers the added convenience of one allocated parking space together with visitor parking, providing a valuable practical benefit for both residents and guests.

All in all, 8 Woodeson Lea is a superb example of modern apartment living, combining a premium internal finish, generous two-bedroom accommodation, private balcony and parking with a highly convenient Rodley location. For anyone looking for an apartment where the hard work has already been done and they can simply move in and enjoy, this one deserves an early viewing.

Tel: 0113 257 6198

KITCHEN

17'9" x 7'10" (5.43m x 2.40m)

LIVING ROOM

14'10" x 9'10" (4.53m x 3.00m)

BEDROOM ONE

11'10" x 10'1" (3.63m x 3.09m)

BEDROOM TWO

11'5" x 8'1" (3.49m x 2.48m)

BATHROOM

6'8" x 6'2" (2.04m x 1.88m)



Road Map



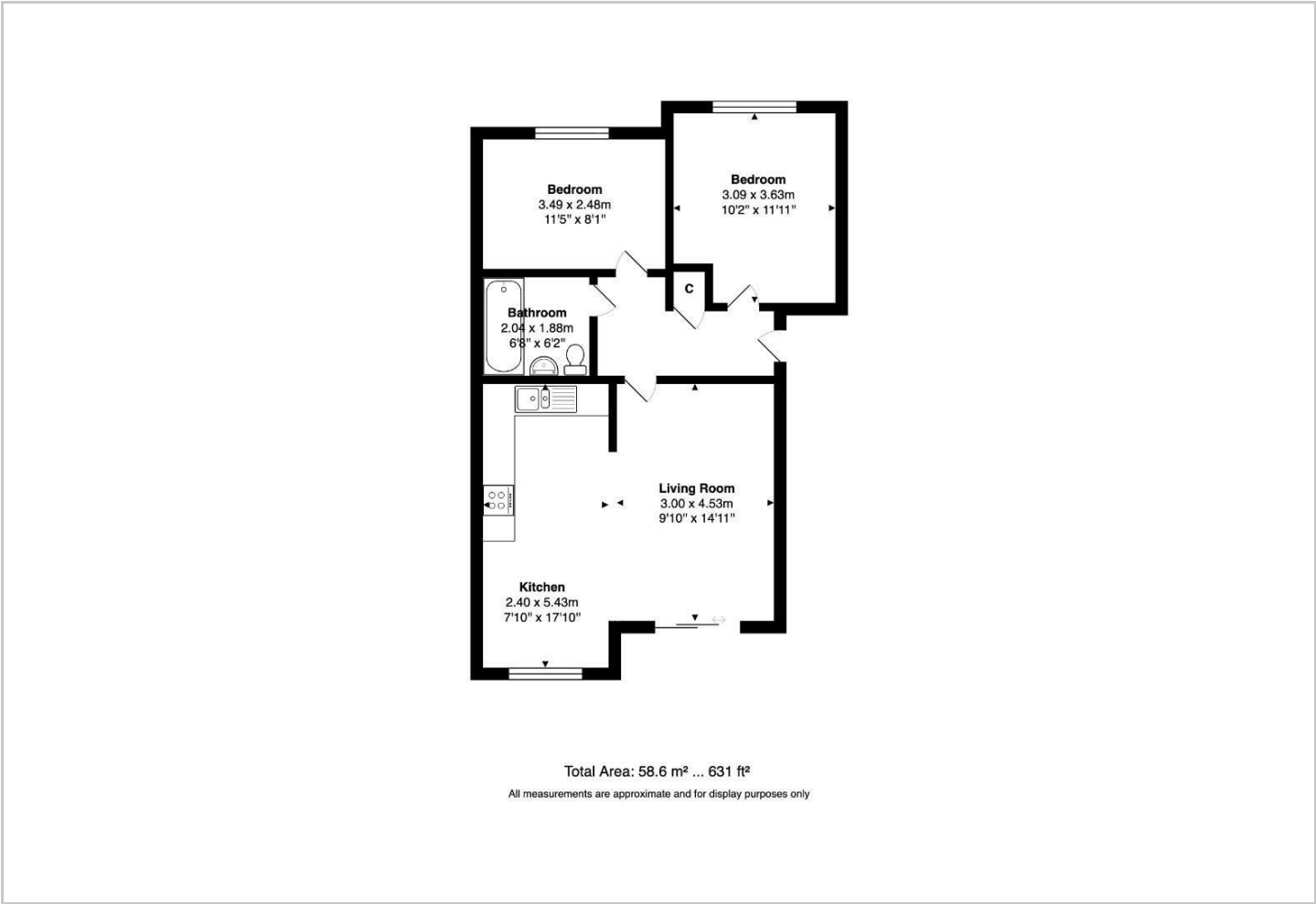
Hybrid Map



Terrain Map



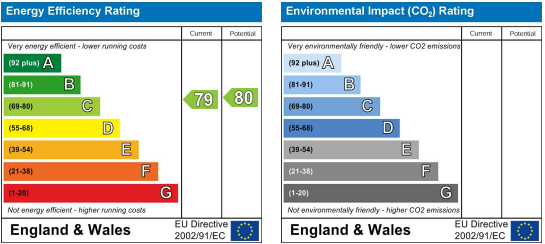
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.