



Chandlers Wharf, Rodley Leeds LS13 1PX

welcome to

Chandlers Wharf, Rodley Leeds

Copilot said: Canal-Side Luxury Living – Stylish Extended Two-Bedroom Apartment. A Beautifully Presented Third-Floor Apartment with Stunning Canal Views



Property Information

Situated in a fantastic location overlooking the canal, this superbly extended two double bedroom third-floor apartment offers spacious, modern living throughout. Benefiting from a thoughtfully extended kitchen, two contemporary shower rooms, allocated parking, and attractive communal gardens, this exceptional home is ideal for professionals, first-time buyers, downsizers, or investors alike.

The property enjoys wonderful canal views from both the lounge and kitchen, creating a peaceful and picturesque setting while remaining conveniently located for local amenities, transport links, and leisure facilities.

Occupying a highly desirable canal-side position the property enjoys a tranquil setting with scenic waterside views whilst remaining conveniently located for shops, restaurants, transport links, and local amenities. The combination of peaceful surroundings and excellent accessibility makes this a truly fantastic place to call home.

Hallway

A welcoming hallway featuring a useful storage cupboard/cloakroom, loft hatch providing additional storage space, and access to all principal rooms.

Lounge

A bright and spacious reception room with attractive laminate flooring and delightful views over the canal, providing the perfect space for relaxing and entertaining.

Extended Fitted Kitchen

The impressive extended kitchen is fitted with a range of modern wall and base units complemented by integrated appliances. Enjoy beautiful canal views while cooking, making this a truly standout feature of the property.

Bedroom One

A generous double bedroom featuring stylish herringbone-effect flooring and the benefit of a contemporary en-suite shower room.

En-Suite

Comprising a walk-in shower, WC, wash hand basin, fully tiled walls and floor, creating a modern and practical finish.

Bedroom Two

A further spacious double bedroom offering excellent versatility as a guest room, home office, or additional sleeping accommodation.

Family Shower Room

Beautifully appointed with a walk-in shower, WC, wash hand basin, heated towel rail, LED illuminated mirror, and fully tiled walls and floor.

External

Allocated parking space. Additional visitor parking available. Well maintained communal gardens. Attractive canal side position.



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- Third-floor canal-facing apartment
- Extended fitted kitchen with integrated appliances
- Central heating with combi boiler
- Allocated parking space
- Attractive communal gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2268.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117070 - 0003

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