



Horton Close, Rodley Leeds LS13 1PJ

welcome to

Horton Close, Rodley Leeds

A well-presented four-bedroom detached family home, located in the highly sought-after area of Rodley, LS13, offered with no onward chain. This is a superb opportunity to acquire a high-quality home in one of Rodley's most sought-after locations—early viewing is highly recommended.



Property Information

OFFERED WITH NO ONWARD CHAIN. Tucked away in a quiet cul-de-sac close to the scenic Rodley Canal, this modern property benefits from a generous rear garden, driveway, and garage, making it an ideal home for families.

Internally, the accommodation briefly comprises a welcoming entrance hall, downstairs WC, a spacious living room, and a modern fitted kitchen with access to the rear garden. There is also a separate dining room featuring built-in storage and double doors opening out onto the garden creating a lovely space for entertaining.

To the first floor there are four well-proportioned bedrooms with the master bedroom benefitting from mirrored fitted wardrobes. The house bathroom is fitted with a contemporary three-piece suite including a waterfall shower.

Further features include gas central heating and double glazing throughout.

Entrance Hall

A welcoming and elegantly presented entrance hall sets the tone for the home offering a bright and spacious first impression with access to the principal ground floor rooms.

Downstairs Wc

A conveniently located cloakroom fitted with a low-level WC and wash hand basin finished in a clean, contemporary style.

Lounge

A beautifully proportioned and light-filled living room, providing a superb space for relaxation and entertaining, with views over the front aspect.

Kitchen

A stylish and modern fitted kitchen thoughtfully designed with a range of contemporary units and ample workspace, modern flooring. The room benefits from direct access to the rear garden seamlessly blending indoor and outdoor living.

Dining Room

An elegant dining space featuring bespoke built-in storage and double doors opening onto the rear garden ideal for family meals and entertaining guests.

Landing

A bright and airy landing providing access to all bedrooms, loft hatch and the house bathroom.

Master Bedroom

A spacious and well-appointed principal bedroom, complete with sleek mirrored fitted wardrobes, offering both style and practicality.

Bedroom Two

A generous double bedroom, tastefully presented and overlooking the rear garden.

Bedroom Three

A well-proportioned bedroom, ideal as a guest room, nursery, or home office.

Bedroom Four

A versatile fourth bedroom, perfectly suited to modern family living or flexible workspace needs.

House Bathroom

A contemporary family bathroom fitted with a modern three-piece suite including a bath with a stylish waterfall shower over, finished to a high standard.

Outside Area

The property enjoys a private garden offering excellent space for outdoor dining, relaxation and entertaining. To the front there is a driveway providing off-street parking along with access to the garage.

Garage

Driveway leading to the garage.



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Horton Close, Rodley Leeds

- Highly sought-after Rodley location
- Quiet cul-de-sac setting near the scenic Rodley Canal
- Four generously sized bedrooms
- Spacious detached family home
- Contemporary family bathroom with waterfall shower

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115318 - 0002

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