



CORNERSTONE

# 30 Woodeson Lea, Leeds, LS13 1RJ

## £1,000 Per Month



1 x | 2 x | 1 x | 1 x | EPC





# 30 Woodeson Lea

## £1,000 Per Month

### Introduction

Positioned within this peaceful and highly regarded development overlooking the beautiful Rodley Nature Reserve, Cornerstone Sales & Lettings are delighted to offer to let this well-presented two-bedroom top floor apartment located at 30 Woodeson Lea, Rodley, Leeds, LS13 1RJ. Enjoying a lovely elevated position with balcony views across the nature reserve, this attractive apartment offers a fantastic balance of peaceful surroundings and everyday convenience. The balcony creates the perfect space for a morning coffee or somewhere to relax after work whilst enjoying the greenery and open outlook.

### Location

The property is ideally positioned within the popular suburb of Rodley, a highly regarded area situated between both Leeds city centre and the ring road. The location offers excellent commuter convenience with strong road links nearby including the Ring Road and easy routes into Leeds city centre. New Pudsey Train Station is also within easy reach, making this an ideal home for professionals and commuters alike.

## Area Surrounding the Property

One of the major highlights of this apartment is its direct access to Rodley Nature Reserve, which is perfect for walking, cycling, running and enjoying the outdoors. The reserve offers beautiful green open space, canal-side walks and a peaceful setting rarely found so conveniently close to the city.

A local corner shop is located nearby for day-to-day essentials, whilst the increasingly popular suburb of Farsley is just a short distance away and offers a fantastic selection of independent cafes, bars, restaurants, gyms and local shops. The nearby Owlcotes Shopping Centre also provides larger supermarkets and retail stores, helping make day-to-day living extremely convenient.

The area is also well served by nearby schools and recreational facilities, making the location attractive to a wide range of tenants.

## Community

Another fantastic aspect of this development is the lovely community feel. The current residents within the building and surrounding apartments create a welcoming and friendly environment, something that is often difficult to find within apartment living. The peaceful atmosphere combined with considerate neighbours makes this a particularly enjoyable place to live.

Properties within this development are consistently popular due to the combination of peaceful surroundings, access to green space and excellent convenience for commuting and local amenities. Available now, this lovely apartment is expected to generate strong interest and early viewing is highly recommended.



## Canal Side Walks & Outdoor Lifestyle

The beautiful Leeds and Liverpool Canal is accessible within approximately a two-minute walk from the property, offering a lovely setting for a lunchtime stroll, morning walk or exercise, particularly for those working from home.

## Disclosure of Interest

Please note that the property being marketed for letting by Cornerstone Sales and Lettings is owned by an employee of the company. In accordance with the Estate Agents Act 1979, we are required to disclose that Cornerstone Sales and Lettings has a beneficial interest in the letting of this property.

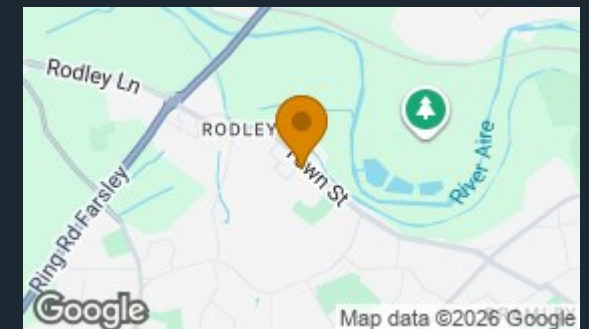
Local Authority

Leeds City Council

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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