



East Street, Leeds, LS9 8DT

SUPERB FIRST PURCHASE - WATERFRONT DEVELOPMENT - NEW BUILD SECTION - PART OF SYMATHETIC CONVERSION OF ORIGINAL VICTORIAN BUILDING - 500 SQ FT - ONE BEDROOM - SECOND FLOOR - LUXURY FITTINGS - ON SITE CONCIERGE. A truly delightful very well appointed larger style one bedroomed apartment occupying an excellent position on the second floor of this prestigious high quality city centre development with easy access to the motorway network. The property with full resident on-site concierge service, comprises communal lobby, entrance hall, very spacious 27' living room with lounge/dining area and luxury fitted kitchen area, double bedroom, deluxe bathroom, electric heating, wood flooring and sealed unit double glazing

Asking Price: £116,500

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COMMUNAL LOBBY

Secure mail box. Lift to all floors.

ENTRANCE HALL

Walk in store cupboard housing hot water tank and automatic washer/dryer. Video entry phone. Wood flooring. Radiator.

LIVING ROOM

8.38m (27' 6") x 3.12m (10' 3")(max)

LOUNGE/DINING AREA

Pleasant outlook with long distance views. Wood flooring. Radiator.

LUXURY KITCHEN AREA

Inset circular single drainer stainless steel sink unit with mixer tap. Good range of floor height wall cupboard units. Floor cupboard units. Matching three drawer floor cupboard. Granite work surfaces. Stainless steel splash back. Stainless steel built under oven. Ceramic four hob unit with concealed extractor hood. Matching stainless steel built in microwave oven. Integrated fridge and dishwasher. Wood flooring.

BEDROOM

4.72m (15' 6")(max) x 2.67m (8' 9")

Pleasant outlook with long distance views. Radiator. Fitted carpet.

DE-LUXE BATHROOM

Tile panel bath with separate shower unit and shower screen. Wash hand basin with mixer tap. Concealed low level W.C.

ENERGY PERFORMANCE RATING

«EpcGraph»

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Saturday: 09:00 - 17:30

sunday: Closed

THINKING OF SELLING?

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DISCLAIMER

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.

