



Millwright, 47 Byron Street, Leeds LS2 7NA

FIRST TIME BUYERS/PARENTS OF STUDENTS - IMAGINATIVE CONVERSION - 10 MINUTES WALK LEEDS METROPOLIAN UNIVERSITY - "ART DECO" STYLE BUILDING - FORMER SHOE FACTORY - TWO DOUBLE BEDROOMS - TWO BATHROOMS - OVER 700 SQ FT - SECURE UNDERCOVER PARKING - FAVOURED ARENA QUARTER. A most charming well planned two bedroomed apartment occupying an excellent position on the second floor of this much sought after and convenient development on the northern outskirts of the city centre, with easy access to the motorway network, featuring curved walls, high ceilings and wood flooring, the property comprises communal lobby, entrance hall, delightful spacious living room with lounge/dining area and modern fitted kitchen area, two double bedrooms, en suite shower room, modern bathroom, electric heating, sealed unit double glazing and secure under cover parking.

Offers Over: £140,000

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COMMUNAL LOBBY

Secured mail box. Access to parking area

ENTRANCE HALL

Wood flooring. Radiator.

LIVING ROOM

LOUNGE/DINING AREA

Wood flooring. Two radiators.

KITCHEN AREA

Inset circular stainless steel sink unit. Range of wall cupboard units. Range of floor cupboard units. Matching three drawer floor cupboard. Formica work surfaces. Stainless steel built under oven. Ceramic four hob unit with stainless steel splash back and matching extractor hood. Wood flooring. Matching part tiled walls.

BEDROOM ONE

4.57m (15' 0") X 3.58m (11' 9")

EN SUITE SHOWER ROOM

Shower cubicle. Pedestal wash hand basin with mixer tap. Low level W.C. Matching part tiled walls. Matching tiled floor. Heated towel rail.

BEDROOM TWO

3.81m (12' 6") x 3.66m (12' 0")

Wood flooring. Radiator.

HOUSE BATHROOM

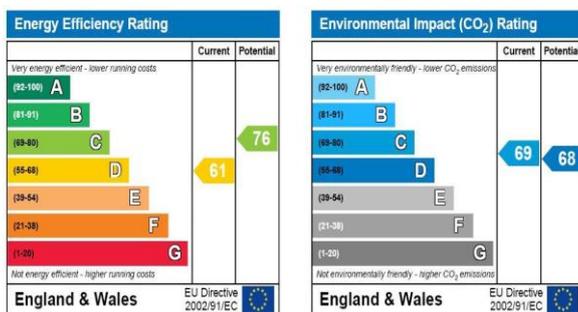
Tile panel bath with mixer tap and separate shower unit. Wash hand basin with mixer tap. Low level W.C. Matching part tiled walls (shower section fully tiled) Matching tiled floor. Heated towel rail.

SECURE UNDERCOVER PARKING

Designated parking space. Access to communal lobby.

EPC

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating

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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.

