



£2,400 PCM

- THREE BEDROOMS
- TWO BATHROOMS & WC
- ALLOCATED PARKING
- LARGE SOUTH FACING
- RENT IN GAS AND WATER BILLS
- RIVER AND CANAL VIEWS
- CLOSE TO TRAIN STATION
- DUPLEX

**3 Wharf Approach, Leeds, West  
Yorkshire, LS1 4GN**

**\*\*THREE BEDROOM DUPLEX \*\* LARGE SOUTH  
FACING TERRACE \*\* CAR PARKING \*\* RENT INC  
GAS AND WATER BILLS \*\* RIVER AND CANAL  
VIEWS \*\***



Zenko Properties would love to present this spacious and very well presented THREE-bedroom DUPLEX apartment at Watermans place in Granary Wharf, which is home to 282 well-designed apartments, an award-winning Double Tree by Hilton hotel and a number of places eat, drink and relax. Being only a few minutes' walk from the city train station, Granary Wharf gives back to Leeds that special place on the waterfront that anyone can visit, enjoy or call home.

This high specification THREE-bedroom apartment is furnished to a high and modern standard. It has an open plan living area with high quality kitchen featuring granite work tops, island unit and integrated appliances including dishwasher and microwave. The apartment benefits from floor to ceiling windows throughout and offers views of the river and canal. Double doors off the living area open onto a large south facing TERRACE with magnificent views.

The generous master bedroom has a private balcony, fitted wardrobes and ensuite bathroom. The house bathroom is positioned on the upper level, with a WC on the lower level. There is a utility room with washer dryer and additional storage cupboard to the hallway.

**RENT IS INCLUSIVE OF HEATING AND WATER BILLS**

**AVAILABLE IMMEDIATELY.**

2 The Chandlers, Leeds, West  
Yorkshire, LS2 7EZ

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements