



Central Place
Leeds, LS10

ZENKO
Properties

Contemporary four-bedroom town house with roof terrace

FOR SALE

£439,950

AN IMPRESSIVE FOUR-BEDROOM TOWN HOUSE WITH PRIVATE ROOF TERRACE
LOCATED AT THE AWARD-WINNING CLIMATE INNOVATION DISTRICT





26 foot open plan kitchen/dining/living area



Open plan kitchen



Glazed doors to rear patio area







Four-bedroom town house

4

Bedrooms

2

Bathrooms

1240

SQ FT



ABOUT

Zenko Properties are delighted to introduce to the market this four-bedroom, two-bathroom town house. Positioned on Central Place, forming part of the Climate Innovation District - A totally unique development for a city centre. This award winning, community led development is focused around open, green space, positioned right next to the river Aire. Pig Love, the onsite weekend bar serving a range of their own brews is now open and Leeds Dock a few moments away offers a great range of amenities and car parking opportunities and the train station is only 20 minutes' walk away. Within 5 minutes' walk is the Ruth Gorse Academy, rated outstanding by Ofsted in 2017 and catering for children aged 11 - 16.

Arranged over three floors with a roof terrace to level four this property combines great design, innovation and cutting-edge technology to create a beautiful contemporary home with a minimal carbon footprint. An airtight thermal envelope locks in heat and a Mechanical Ventilation Heat Recovery (MVHR) system brings in a constant flow of fresh air whilst retaining heat given off by people and appliances, meaning for most of the year the property won't need any heating at all. The developer advises that this will save over four tonnes of CO2 per year on average. The heating is controlled via Google Nest allowing heater management through a smartphone app ensuring your heating is running efficiently.

This meticulously designed home makes it easy to live sustainably, letting you lower your carbon footprint without having to compromise. The property is presented to a very high standard with quality fixtures, fittings and materials used throughout with oak engineered wood floors to the ground floor, wool carpets to the bedrooms and triple-glazing to all windows.



ABOUT.. continued

HALLWAY

Spacious entrance hall with access to the open plan living area and staircase to first floor.

KITCHEN/LIVING AREA 26' 3" x 15' 10" (8.02m x 4.85m)

Truly impressive, this huge open plan kitchen/dining/living area with floor to ceiling sliding glazed doors to the front elevation and glazed door to the rear elevation ensure the space is awash with natural light. The kitchen benefits from a feature island unit with Corian worksurfaces and pendant light above, integrated appliances include induction hob, stainless steel oven, dishwasher and fridge freezer. Recessed LED lights and light oak engineered wood flooring throughout the space. The sitting area is well-proportioned and offers access to the rear patio area.

WC

Accessed off the living area with wall hung toilet with concealed cistern and push button flush, feature plywood wall, wall hung sink with mixer tap.

BEDROOM 15' 8" x 8' 2" (4.80m x 2.50m)

A large, spacious double bedroom positioned on the first floor with ample space for wardrobes, desks and a double bed with two windows to the rear elevation.

BEDROOM 15' 8" x 8' 7" (4.80m x 2.63m)

A further double bedroom to the first floor with views to the front elevation.

BATHROOM

Modern bathroom with three-piece suite, fully tiled to walls and floor with porcelain tiles, a sleek Vessini bath, wall hung toilet and sink with large fitted mirror with Plywood reveal as a finishing touch.



ABOUT.. continued

MASTER BEDROOM 15' 8" x 10' 5" (4.80m x 3.20m)

A large, spacious double bedroom positioned on the second floor with two window to the rear elevation, access to the ensuite bathroom.

ENSUITE BATHROOM

A sleek and modern bathroom suite with double-width show with Chrome Emotion Thermo shower controls, porcelain tiles to walls and floor, wall hung toilet and a large fitted mirror with plywood surround.

BEDROOM 15' 8" x 8' 6" (4.80m x 2.60m)

Positioned on the second floor and with stairs to the roof terrace this versatile space lends itself to a variety of uses and features full height sliding doors to the Juliet balcony.

UTILITY AREA

To the second-floor landing is a good size utility cupboard with double doors, the space contains the washer dryer and still allows plenty of space for storage and linen.

ROOF TERRACE

Accessed via an electronically powered door and wood clad staircase, is an incredible tiles roof terrace. Measuring the full footprint of the house, it offer far reaching views. A wonderful position, to relax dine and entertain

EXTERNALLY

Accessed off the living area is the rear patio with decking and useful bike store/shed.



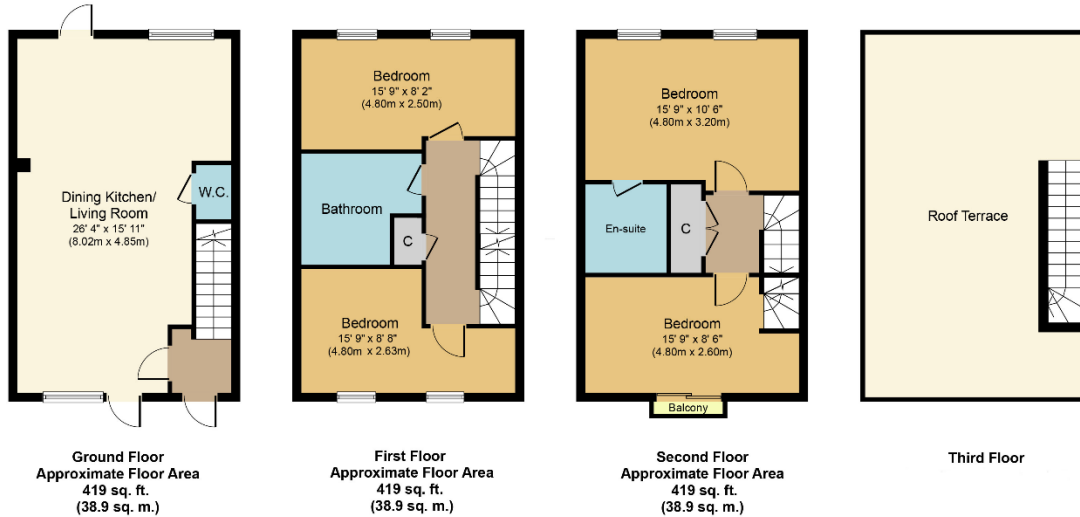
Bathroom







Floorplan

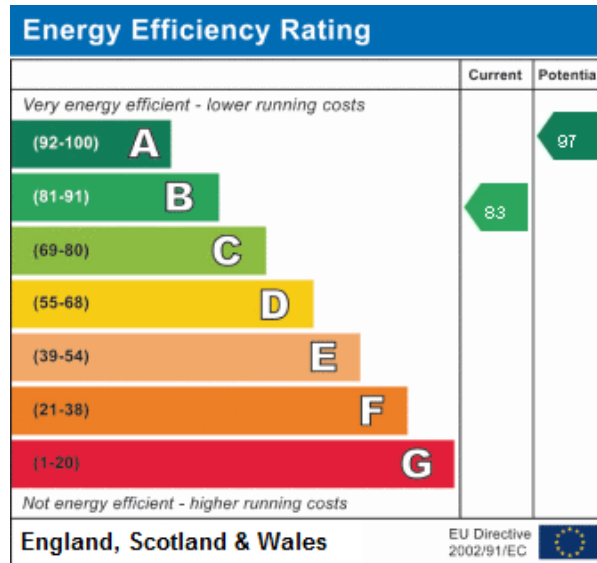


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC



Lease information

999

Lease length

£1250
P.A

Service charge

£3500
ONE OFF

Management co
Membership



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