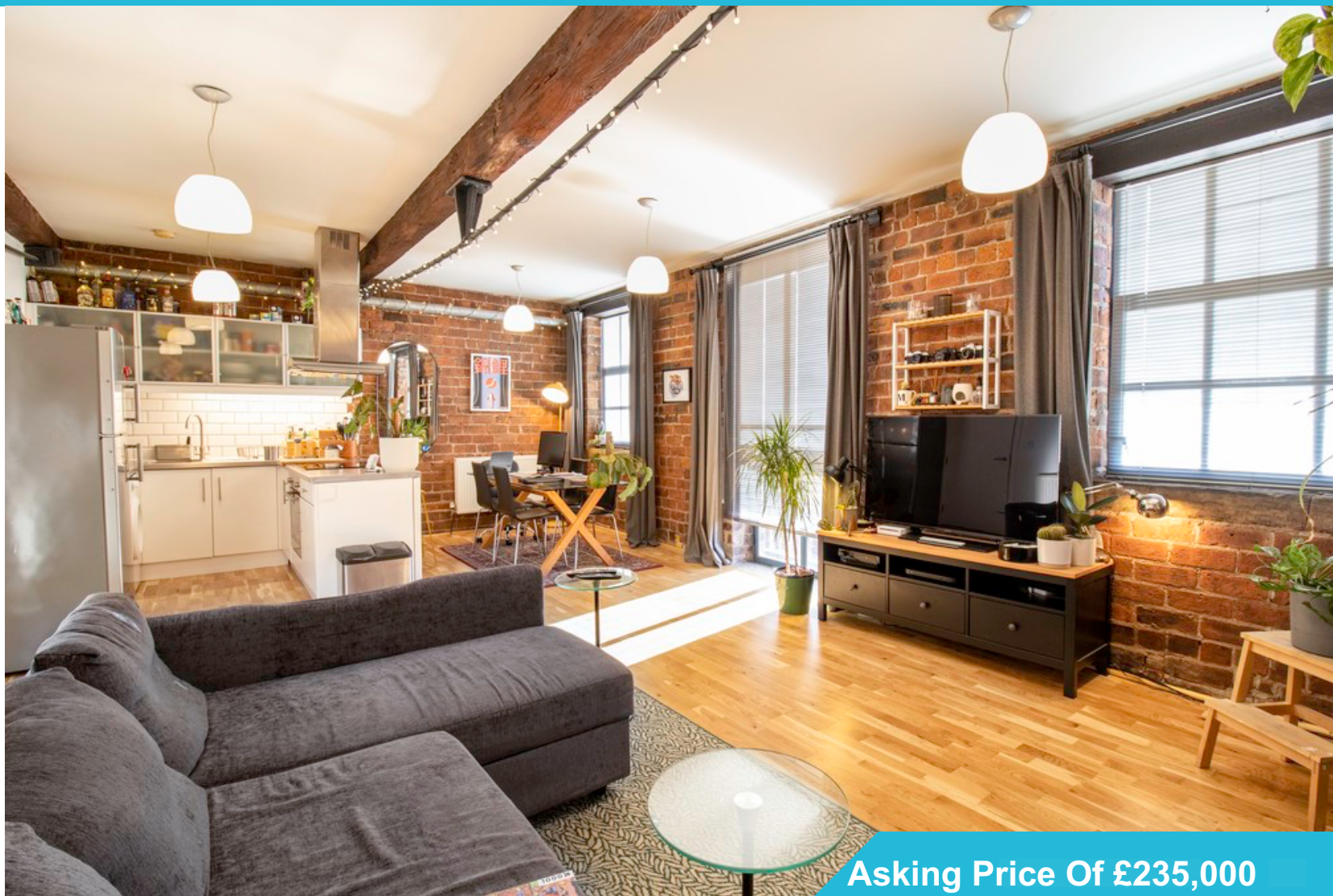
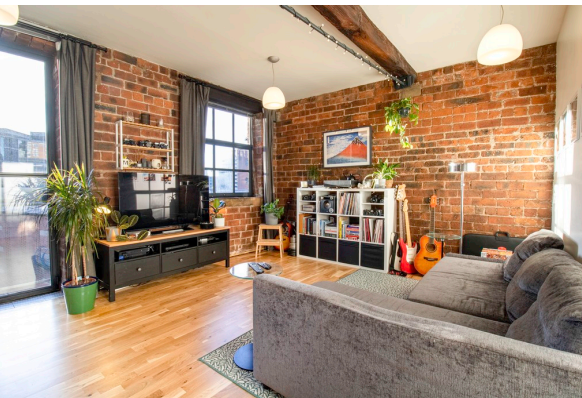
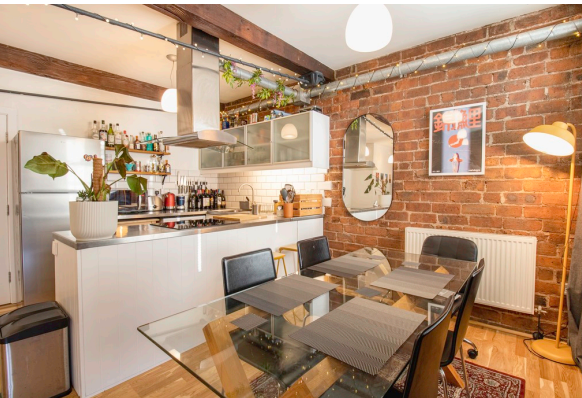


ZENKO Properties



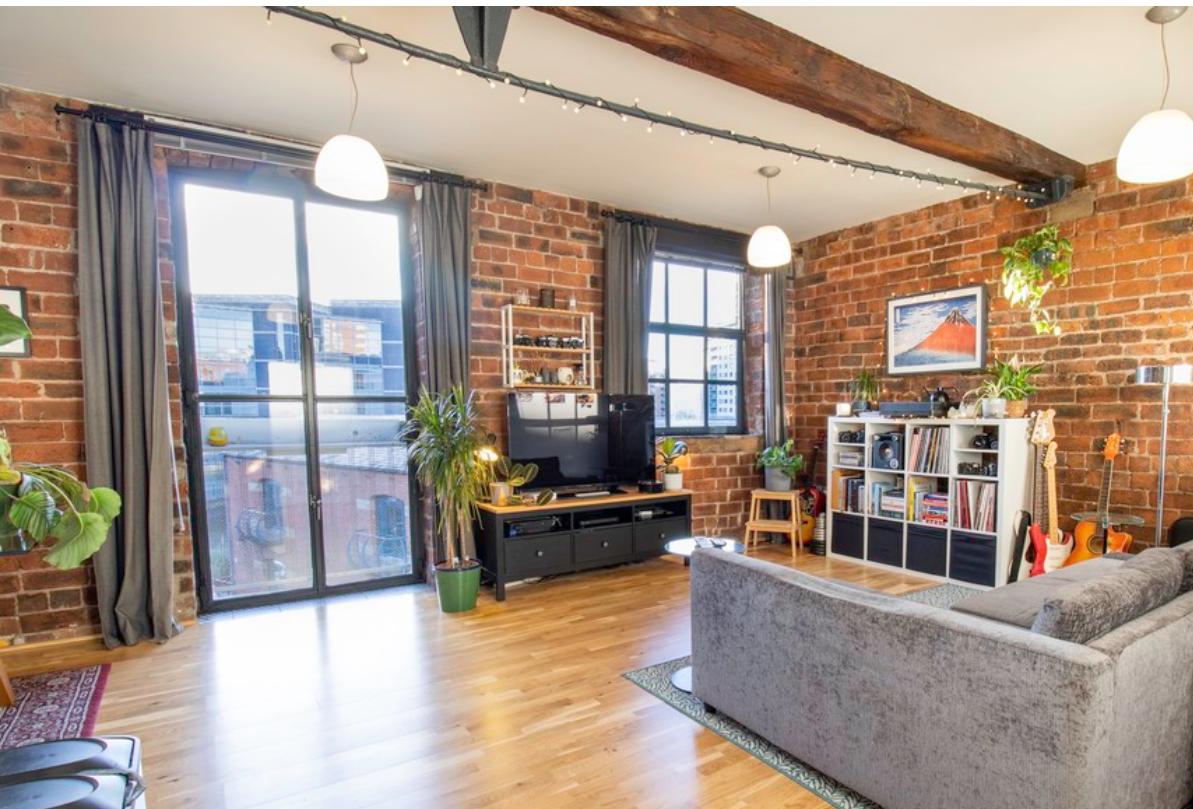
Asking Price Of £235,000

- TWO BEDROOMS
- SECOND FLOOR
- SOUTH FACING
- RIVER VIEWS

- GRADE II LISTED
- EXPOSED BRICKWORK AND CEILING TIMBERS
- UPGRADED KITCHEN APPLIANCES

6 Neptune Street, Leeds, LS9 8AP

**** TWO DOUBLE BEDROOM APARTMENT **
GRADE II LISTED WITH A WEALTH OF
CHARACTER AND ORIGINAL FEATURES **
SOUTH FACING WITH RIVER VIEWS**



Zenko Properties are delighted to offer this fabulous two double bedroom apartment within The Dye Works; part of the wider Fearnis island Mills development.

This exceptional Grade II Listed building, formerly a watermill on the banks of the river Aire was converted into a stunning collection of residential apartments teeming with original features including exposed brickwork and timber roof beams offering a contemporary style whilst retaining elements of the buildings industrial heritage.

This characterful apartment is positioned on the second floor and features a generous hallway with wood flooring, intercom entry system and access to the utility cupboard housing the boiler which was installed within the last 3 years.

The open plan kitchen/living area features a Juliet balcony offering fabulous views towards the river, exposed brickwork and timber beams to the ceiling as well a feature pendant lighting. The living area also benefits from recently fitted oak engineered wood flooring.

The kitchen is finished in gloss white, with built-in appliances including Miele washing machine, Neff induction hob and ceiling mounted cooker hood. The stainless steel work top and galvanised steel surface ducting is a further nod to the buildings industrial past. Please note there is also plumbing present to install a dishwasher.

Both bedrooms are of a good size and feature exposed brickwork with the master having a timber ceiling beam. Both are carpeted and feature complimentary pendant lights.

The bathroom has a three-piece suite with wall hung toilet with push button flush, wall hung sink with wall mounted taps. There is a shower over the bath with glazed screen and wall mounted head. Recessed shelf with large mirror with feature lighting and chrome heated towel rail. Tiled to floor and to splash back areas.

LEASEHOLD CHARGES

Ground Rent - £150 p.a (doubles every 25 years, next increase 2029)

Service Charge - £2,500pa inc buildings insurance

Lease Term - 125 years from 2004.

Council Tax - Band D

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

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sales@zenkoproperties.co.uk

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