



Timblebeck

Leeds City Centre, LS9



Introduction

PROPERTY TYPE	Apartment
BEDROOMS	2
RECEPTION ROOMS	1
BATHROOMS	1

Unique warehouse style city centre apartment. Crammed with industrial features including concrete columns, bamboo floor and steel work throughout the communal areas.

Well located on Neptune Street, Tumbleback is within walking distance of everything the city has to offer and is a stones through over the river from Leeds Dock.

The property comprises of a large kitchen/dining/living area all fully furnished to a high standard. The kitchen features a dishwasher and washer dryer as well as fully integrated tall standing fridge freezer oven and hob.

The larger than normal hallway provides ample storage for jackets and shoes.

The bathroom which comes fully fitted with three piece suite, over bath shower, large mirror and additional storage.

Key Features

- Two Bedrooms
- Open plan living area
- Large sliding floor to ceiling doors/windows
- 9 mins walk to Leeds Bus Station
- Unfurnished
- Newly redecorated
- Council Tax: D
- EPC: C





General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.