



## Flat 94 Candle House, Leeds, West Yorkshire

Ideal city centre living | Modern apartment | Beautiful views | Eye opening 360 degree roof terrace | Iconic 'Candle House' building | Located in the bustling Granary Wharf | Train Station three minutes walk | Ideal for first time buyers or commuters

1 Bedroom Purpose Built Studio | Asking Price: **£140,000**

Rosedale  
& Jones 

# Flat 94 Candle House, Leeds, West Yorkshire

## DESCRIPTION

This twelfth floor studio apartment is located in Granary Wharf, one of the most sought after parts of Leeds and is situated within the iconic 'Candle House' building. Modern throughout, views simply don't get much better in the centre of Leeds. Ideal for first time buyers.

### Key Features:

- Ideal city centre living
- Modern apartment
- Beautiful views
- Eye opening 360 degree roof terrace
- Iconic 'Candle House' building
- Located in the bustling Granary Wharf
- Train Station three minutes walk
- Ideal for first time buyers or commuters



## **LOCATION**

The iconic Candle House is located in one of the coolest areas Leeds has to offer, Granary Wharf. Some of the nicest bars and restaurants are based in Granary Wharf, around the beautiful canal side. One popular bar is on the ground floor of the Candle House, meaning the location is ideal for city living. The railway station is less than 5 minutes to walk.

## **EXTERIOR**

### **Roof Terrace**

The building has a large 360 degree roof terrace which is both stylish and unmatched, eye opening with views of the entire city. The terrace has a stone patio throughout with seating area.

## **INTERIOR - Communal**

### **Entrance Hall**

Secure Paxton fob entry into the lobby and lifts. Full time security concierge on site. Post boxes for each apartment. Tiled floor and modern look.

## **INTERIOR - Studio**

### **Hallway**

Hard floors, storage cupboard and intercom installed.

### **Kitchen**

Modern kitchen area with a large breakfast bar and seating. Four electric hobs and a built in oven, microwave and dishwasher. Plenty of cupboards with extra storage underneath the breakfast bar.

### **Bathroom**

Modern bathroom with tiled floors and walls. Large walk-in shower, basin and built in shelves. Electric radiator.

## **Main Living Space**

### *Studio*

Large studio apartment, that has ample space for a double bed, bedside tables, sofa, coffee table and tv units. Enough room to split the room into two separate areas. Hard floors throughout with fantastic views over the canal and city

## **Unique Reference Number**

LCLG

## **Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.









TOTAL FLOOR AREA : 358 sq.ft. (33.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            | <b>83</b>               | <b>83</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

### 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.

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**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

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