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LINLEY &
SIMPSON



SIMPSONS FOLD, 22 DOCK STREET, LEEDS, LS10 1JF

A SIMPLY STUNNING, LOFT STYLE THREE BEDROOM apartment, with EXPOSED BEAMS, EXTENSIVE BRICKWORK, BALCONY and ALLOCATED BASEMENT PARKING - Located on Dock Street, and forming part of Brewery Wharf - EARLY VIEWING RECOMMENDED.

Asking Price £350,000



www.linleyandsimpson.co.uk

Linley and Simpson is proud to offer this simply stunning and characterful, 3 bedroom, 2 bathroom apartment.

Forming part of the sought after Simpsons Fold development, the property offers well planned, spacious accommodation extending to 1240 sqft.

Off the split level curved entrance hall is the spacious living area, three bedrooms, two doubles and a single - as well as the house bathroom and a double storage cupboard.

One allocated basement parking space is included.

The Vendor informs us that the following charges apply:-

Ground Rent - £150pa / Service Charge - £2840pa / Car parking - £150pa

The Lease runs for 123 years from 1999.

Like many properties in this location, this car park may be at risk of flooding and you should seek more information from the Environment Agency before proceeding.

THE DEVELOPMENT

Simpsons Fold is a small and characterful development located south of the River Aire, on Dock Street. This former warehouse has been carefully converted into 46 individual 1, 2 & 3 bedroom apartments, all with character, including open brickwork and original structural beams - as well as the added benefit of an on site Concierge. Unusually all apartments have gas fired central heating and cooking hobs - a rarity for Leeds city centre.

Within close proximity of all city centre amenities, including Briggate and the new retail developments of Trinity and Victoria Gate - as well as the main rail and bus stations. Dock Street itself is a quiet cobbled street, where you can find some of the best independent restaurants and bars Leeds has to offer.

KITCHEN

The spacious open plan kitchen has extensive beech colour units, finished off with solid wood work tops. There is a range of built-in appliances, including a dishwasher and washer/drier - as well as a huge stainless steel free-standing Fisher & Paykel fridge freezer, with water dispenser and range style gas oven and hob.

LIVING SPACE - (35'.1" x 19'.7")

The living space is simply vast, with high ceilings, exposed structural beams and exposed brickwork. This epic space is flooded with light from its full height wall of windows - which give access to a lounge width balcony, with views over Dock Street below and the city beyond. The flooring is oak and runs throughout, adding to the feeling of space in this loft style room.

BEDROOM 1 - (20'.0" x 10'.8")

The master bedroom is very spacious, lovely and bright - thanks to its huge picture window, offering views over Dock Street below and the city beyond. There are extensive built-in wardrobes and exposed open brickwork - adding to the character of this wonderful room. The space easily allows for a super king-size bed, as well as any other required furniture - there is also the added benefit of an en-suite shower room, with designer fittings, floating sink, large wall mirror and shelving.

BEDROOM 2 - (16'.0" x 13'.0")

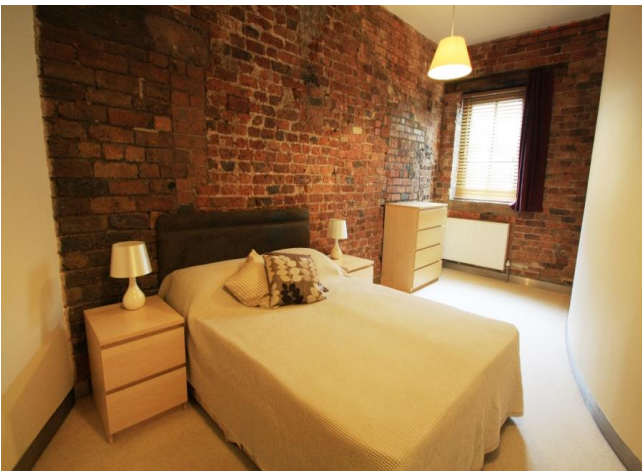
The second bedroom again is a great size, with full height built-in wardrobes and extensive exposed brickwork. The room easily allows for a super king-size bed and any other required bedroom furniture - views are offered to the south and over the development's central atrium and other apartment terraces below.

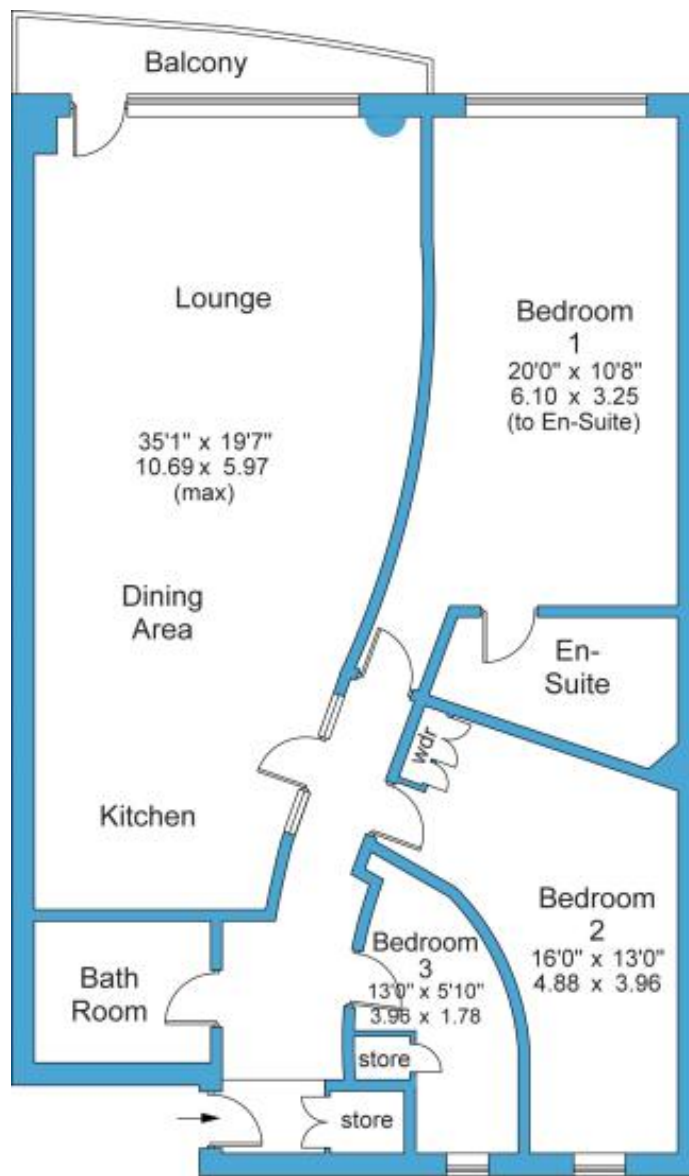
BEDROOM 3 - (13'.0" x 5'.10")

The third bedroom is currently set up as a study, but would also make a good occasional guest room. Again views are offered towards the south and there is the added benefit of a built-in storage cupboard - ideal for hiding things away.

HOUSE BATHROOM

The house bathroom is well fitted and half tiled - with a contemporary white suite and chrome fixtures and fittings - including a designer floating sink. The oval bath is huge, with the taps being centralised - the room also benefits from a wall mounted mirror, which spans the entire room.





For illustrative purposes only. Not to scale.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-------------------------|--|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | | Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions | |
| | | 82 | 85 |
| | | 84 | 86 |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

The Vendor informs us that the following charges apply:-

Ground Rent - £150pa / Service Charge - £2840pa / Car parking - £150pa

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AGENTS NOTES:

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