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LINLEY &
SIMPSON



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

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

Fixed Price £350,000



www.linleyandsimpson.co.uk

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

Forming part of the sought after Simpsons Fold development, the property offers well planned, spacious accommodation extending to 1100 sqft.

Off the characterful entrance hall is the spacious living area, two bedrooms - as well as the refurbished house bathroom.

One allocated basement parking space is included.

The Vendor informs us that the following charges apply:-

Ground Rent - £150pa / Service Charge - £2800pa / Car parking - £150pa

The Lease runs for 123 years from 1999.

Currently let until November 2016

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 a good range of beech colour units, finished off with solid wood work tops - along with a large curved kitchen island. There is a range of built-in appliances, including a dishwasher and washer/drier - as well as a large stainless steel free-standing fridge freezer, gas fired oven and hob.

LIVING SPACE

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. Off the lounge is a separate dining area, which could be used as a study if so required. The flooring is oak and runs throughout, adding to the feeling of space in this loft style room.

BEDROOM 1

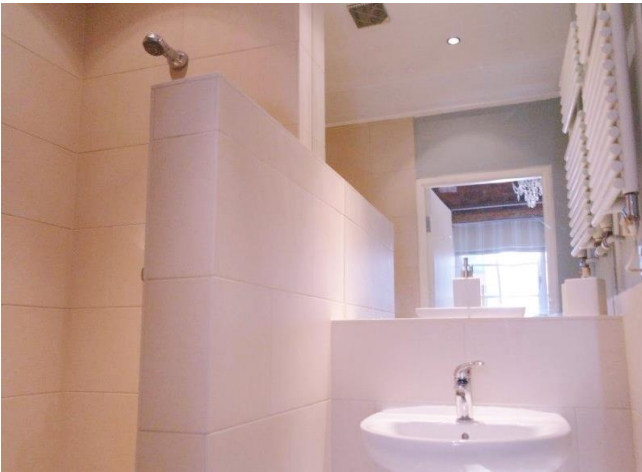
The master bedroom is very spacious, lovely and bright - thanks to its huge picture window, offering views over the central piazza of Brewery Wharf below. There is exposed open brickwork - adding to the character of this wonderful room and the space easily allows for a super king-size bed, as well as any other required furniture - there is also the added benefit of an en-suite shower room.

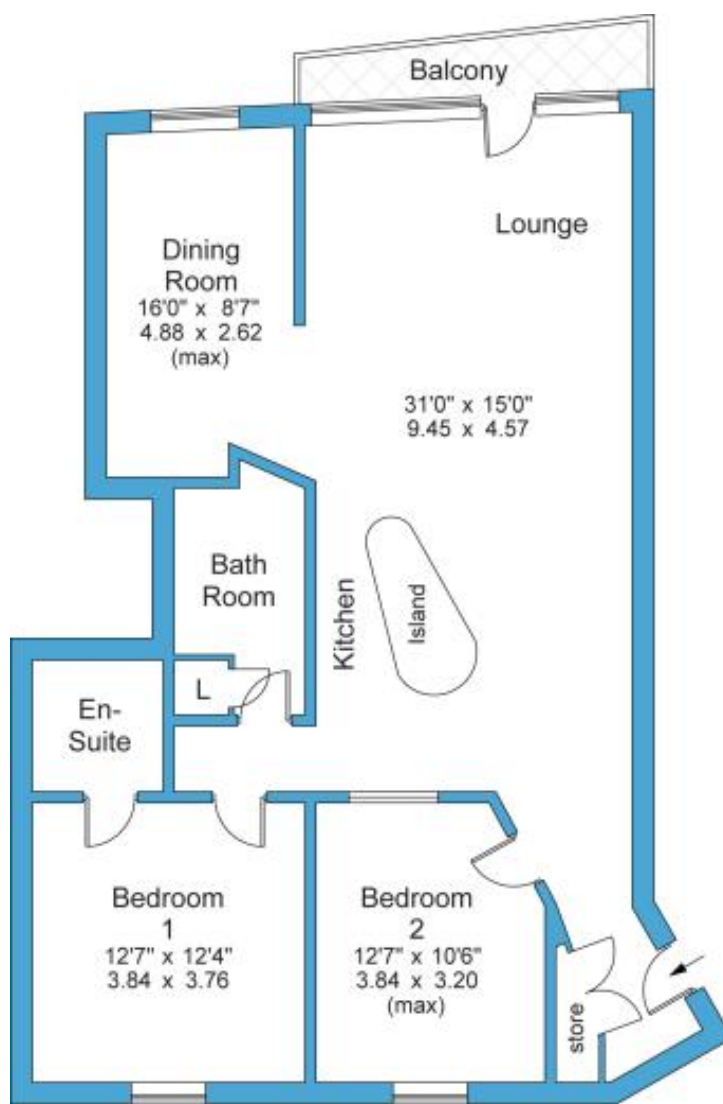
BEDROOM 2

The second bedroom is also a great size and again features exposed brickwork under the two picture windows. 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 piazza of Brewery Wharf below.

HOUSE BATHROOM

The house bathroom is well fitted and tiled in mosaic white tiles - with a contemporary white suite and chrome fixtures and fittings, wall mounted mirror and heated towel rail.





Approx Gross Floor Area = 1105 Sq. Feet
 (Excluding Balcony) = 102.43 Sq. Metres

For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
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
 The Lease runs for 123 years from 1999.

AGENTS NOTES:

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