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**LINLEY &
SIMPSON**



DRAPERS HOUSE, 10 YORK PLACE, LEEDS, LS1 2DS

A TRULY FANTASTIC, 1150 SQFT, TWO BEDROOM, TWO BATHROOM, CHARACTERFUL apartment, with HIGH SPECIFICATION INTERIOR, DESIGNER KITCHEN, Georgian style WINDOWS, all in a VERY CENTRAL city location. AVAILABLE IMMEDIATELY.

Asking Price £300,000



www.linleyandsimpson.co.uk

Linley and Simpson are extremely proud and delighted to offer this truly fantastic, bespoke and extremely spacious, two bedroom, two bathroom, characterful apartment.

Redecorated throughout and forming part of a small development of only 4 apartments - the property boasts a wealth of character features, including Georgian style windows, structural columns, glazed brickwork and funky bathrooms.

Available furnished, the apartment offers spacious open plan accommodation, covering over 1150sqft - with large windows that flood the room with natural light and offer views over York Place below.

Off the large entrance hall, are two great size double bedrooms, both with extensive built-in wardrobes - the master having a luxury en-suite shower room - along with the house bathroom, which features a step in kidney shaped bath.

The Vendor advises of the following charges:-

Ground Rent - £250pa / Service Charge - £1,244.00 / Buildings Insurance - £306.64 / Freehold Landlord Service Charge - £240pa

Lease Term - 999 years from 2004.

THE DEVELOPMENT

Drapers House is a small development, located on the quiet street of York Place - which runs parallel with Wellington Street and Park Place. Consisting of only four 2 bedroom apartments - each of which are totally unique and spacious throughout. Being part of the West end community, there are an abundance of independent bars, shops and restaurants to explore - with the main city centre and train station being only a few minutes walk away.

ENTRANCE

Upon entering at street level, stairs lead to the first floor where this apartment is located.

LIVING SPACE:- 17"9' x 29"9'

The open plan living space is a fantastic size and dominated by 3 large Georgian style windows, which flood the room with light and offer views up and down the quiet street of York Place below. The ceilings are of good height and feature several concrete structural columns, as well as trendy metal pendant lighting. Due to the quirky layout of this space, there is enough space for a small office - ideal for study or working from home.

KITCHEN / DINER

The brand new handle less kitchen is nothing short of stunning, with a range of gloss white base units and textured stone grey wall units. Occupying a u-shaped layout with breakfast bar seating, the high specification kitchen includes soft close doors and drawers, Dekton stone worktops and a full range of AEG appliances - notably an electric oven, induction hob, integrated dishwasher and washing machine.

BEDROOM 1:- 12"9' x 17"3'

The master bedroom is a lovely size and again dominated by 2 large Georgian style windows, which flood the room with light. There is ample space for additional bedroom furniture, in addition to the extensive triple wardrobe. This room also has access to a luxury en-suite shower room, with thermostatically controlled shower, oversized sink, wall mirror and chrome heated towel rail.

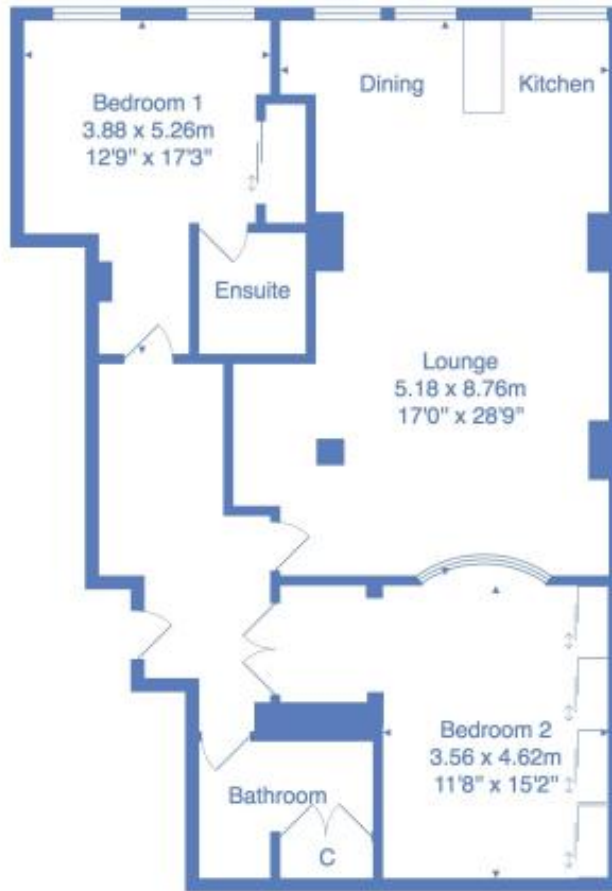
BEDROOM 2:- 11"8' x 15"2'

The second bedroom is huge, with extensive built-in wardrobes and a huge curved wall of glass bricks, allowing light to enter from the living space - along with a funky sun pipe. It easily allows for a king size bed, side tables and drawers, as well as a study area if so desired. Access to the house bathroom is just across the hall - making this apartment ideal for owner-occupiers and sharers alike.

BATHROOM

The house bathroom, which is located off the large entrance hall, is a great size - with a luxury 3 piece suite, with step in bath incorporating a shower over, huge wall mounted mirrors, designer fixtures and fittings and heated towel rail. Access to a large storage cupboard is made available from this room - ideal for storing bulky items away.





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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 advises of the following charges:-

Ground Rent - £250pa / Service Charge - £1,244.00 / Buildings Insurance - £306.64 / Freehold

Landlord Service Charge - £240pa

Lease Term - 999 years from 2004.

AGENTS NOTES:

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