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**LINLEY &  
SIMPSON**



## **SPARROW WHARF, 32 THE CALLS, LEEDS, LS2 7EW**

A WELL PRESENTED and quirky, ONE BEDROOM apartment, with JULIET style BALCONY, EXPOSED BEAMS and STRUCTURAL COLUMNS - Located on the Calls, you are moments away from the independent bars, shops and restaurants this area has to offer. CURRENTLY RENTED on a rolling basis @ £575pcm.

**Asking Price £110,000**

Linley and Simpson are proud to offer this well presented and characterful, 1 bedroom apartment.

Recently redecorated throughout and forming part of the sought after 32 The Calls development, the property offers cute and quirky accommodation - where every sqft of space is utilized.

Off the entrance hall, which features an exposed beam and structural column, is the house bathroom, double bedroom and storage/cylinder cupboard - which houses the washing machine and recently replaced water heater.

The Vendor informs us that the following charges apply:-  
Ground Rent - £50pa / Service Charge - £1,424.64pa  
There Lease runs for 125 years from 1991 = 99 years remaining

THE DEVELOPMENT

32 The Calls is a small and characterful development, located on the north bank of the River Aire. This former warehouse has been carefully converted into 32 individual, 1 and 2 bedroom apartments, all with character, including exposed beams and structural columns. Just a few minutes walk up the road and you are on Briggate, which is pedestrianised and where you will find the new Trinity centre - a shoppers paradise. Whilst across the road, you are moments away from the famous Leeds Corn Exchange.

LOUNGE / KITCHEN

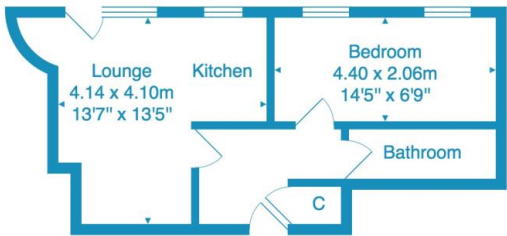
This sociable open-plan living area, incorporates a cute beech effect kitchen, with grey work tops and a range of stainless steel built-in appliances - including an electric oven, halogen hob and extractor hood, as well as a free-standing fridge. Across from the kitchen is the dining and lounge area, both of which benefit from a Juliet style balcony and feature windows - both of which flood the room with light and offer views towards the Corn Exchange. In addition, the room is dominated by a huge exposed beam, complete with structural column - adding to the character of this lovely space.

BEDROOM

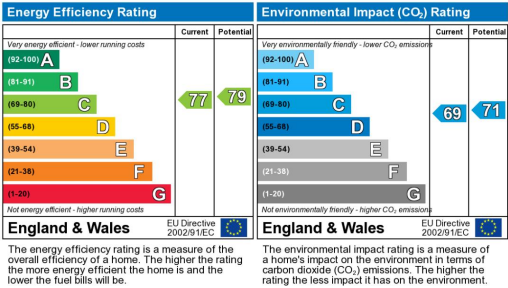
The bedroom is a good size for a property of this type, with 2 large feature windows, complete with deep sills, which flood the room with light - and also gives a birds eye view of the city beyond. The room allows for a double bed, single wardrobe and drawers, with the cupboard in the hallway allowing for additional storage.

HOUSE BATHROOM

The house bathroom incorporates a 3 piece white suite - with mixer shower over bath, pedestal wash hand basin and toilet.



All measurements are approximate and for display purposes only.  
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Additional Information

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AGENTS NOTES:

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