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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.

Asking Price £105,000



www.linleyandsimpson.co.uk

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.

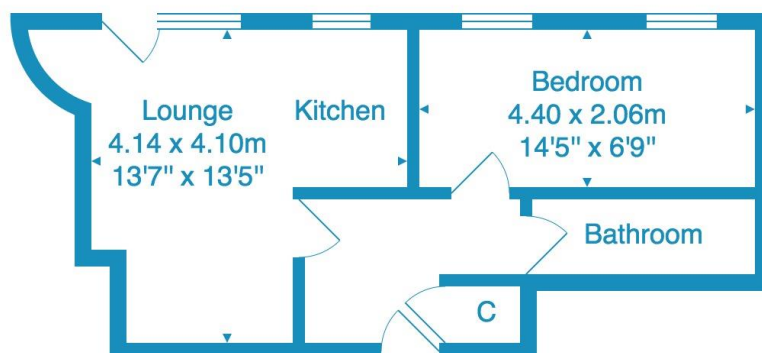
BEDROOM

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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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	77	79	(69-80) C	69	71
(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 (CO ₂) emissions. The higher the rating the less impact it has on the environment.		

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