



York Road | Leeds

A photograph of a modern living room interior, overlaid with a semi-transparent grey filter. The room features a dark grey sofa, a matching armchair, a wooden coffee table, and a dining table with chairs near a large window. The kitchen area in the background has white cabinetry and a black backsplash.

CONTEMPORARY  
LIVING



# abode

Demech Properties are proud to present their latest **residential apartment** scheme.

Located within a stone's throw of **Leeds city centre** and close to all that this vibrant and exciting city has to offer, Abode provides **excellent city living** for a discerning clientele.

This contemporary new development comprises 23, **one** and **two bedroom modern apartments** in a range of sizes from **430sqft to 668sqft**.





Each apartment comes with a quality specification including branded sanitary ware and fitted kitchens. Apartments benefit from secure car parking space in a gated courtyard.

Kitchens all contain high quality fitted units with soft closing doors and are complemented by a choice of work surfaces and floor covering. Appliances include an electric oven, electric (or ceramic) hob, integrated fridge and lighting is provided by discreet, recessed chrome downlighters.

The apartments benefit from electric central heating and feature tiled, laminate or engineered wood flooring in addition to double glazing throughout. A lift services all upper floor apartments.

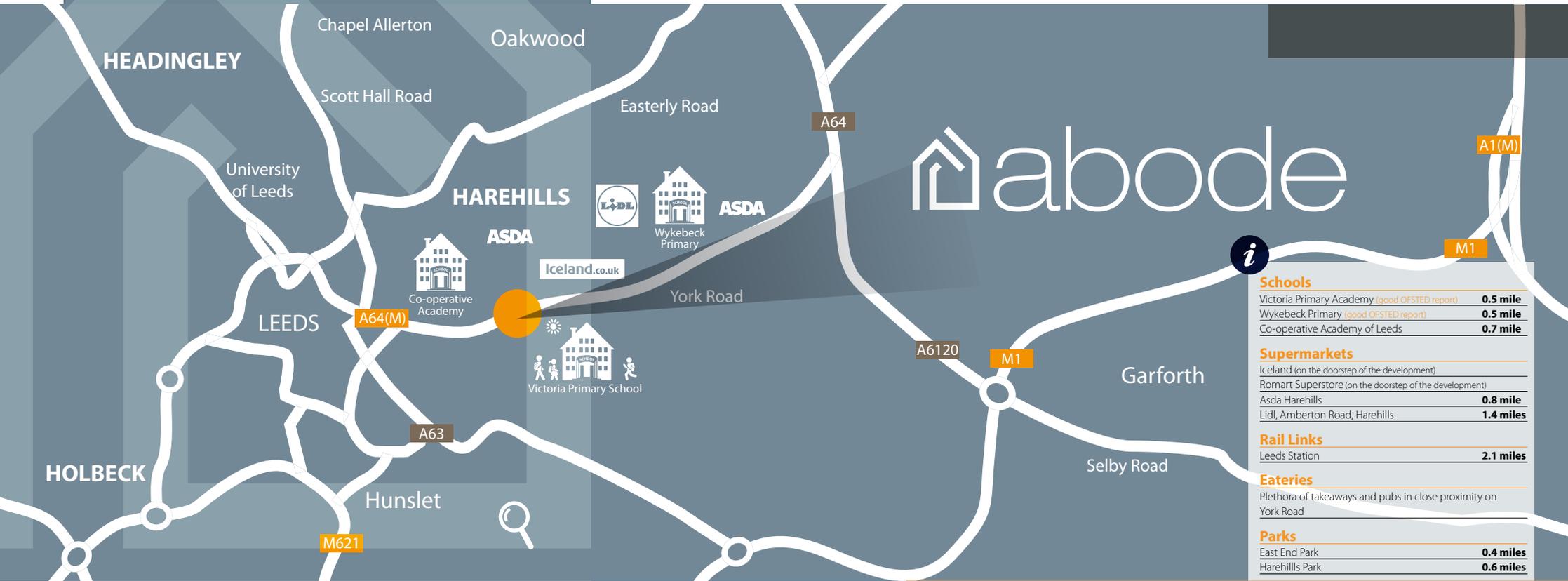


Bathrooms and en-suites (where applicable) are tiled and feature contemporary white sanitary ware with chrome fittings and low level WCs.

Each apartment benefits from a generous supply of sockets including integrated USB ports in the living areas and all bedrooms, an intercom system plus the development is protected by a 10-year latent defects guarantee from Checkmate, providing purchasers with insurance backed cover for peace of mind.



Located a stone's throw from Leeds City Centre and all its amenities (1.2 Miles)



# abode



### Schools

Victoria Primary Academy (good OFSTED report)	0.5 mile
Wykebeck Primary (good OFSTED report)	0.5 mile
Co-operative Academy of Leeds	0.7 mile

### Supermarkets

Iceland (on the doorstep of the development)	
Romart Superstore (on the doorstep of the development)	
Asda Harehills	0.8 mile
Lidl, Amberton Road, Harehills	1.4 miles

### Rail Links

Leeds Station	2.1 miles
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### Eateries

Plethora of takeaways and pubs in close proximity on York Road

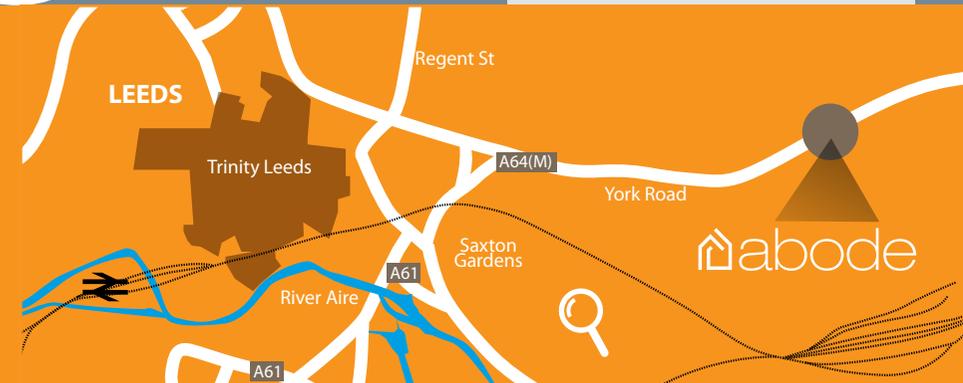
### Parks

East End Park	0.4 miles
Harehills Park	0.6 miles

## Location

Situated off the main York Road, the development lies on the A64 corridor on the Eastern edge of Leeds. This convenient location on the edge of the vibrant city means that all attractions and amenities the city has to offer is just a short walk away. Abode also benefits from being close to recreational and suburban parks.

With easy access onto the A64(M) York Road and just two miles from Leeds railway station, the location of this development means travel to other major cities and destinations is effortless.



Not to scale for illustrative purposes only



# About Leeds

Leeds is one of the most well known and popular cities in the Yorkshire area and has received accolades in the field of tourism for being the UK's favourite city.

Leeds city centre offers a wide range of **bars, restaurants** and a whole host of **shopping opportunities**. It is known as one of the major shopping centres in the North of England with numerous different areas for shopping including **Victoria Quarter, Corn Exchange, Kirkgate Market** and the **White Rose Centre** to name but a few. **The Trinity Centre** has attracted names such as **Bose** and **Apple**, whilst **Harvey Nichols** and the new **John Lewis** have boosted the shopping experience tremendously.

Leeds offers **two main universities** which attract students from far and wide due to their excellent reputation and varied offerings; **University of Leeds**, one of the Russell Group Universities, and **Leeds Metropolitan University**.

The city has a strong **historical heritage** and remains a strong centre for business. Leeds is also an exceptionally green city; within just a few miles of the centre, the city opens out onto the landscape, townships and villages of the **Yorkshire Dales**.

The Trinity Centre





# Abode for Investors

Abode represents the **perfect opportunity for the property investment market**. Leeds is a major city with a central population of **781,000** and a wider regional population of some **3 million** and a workforce of **1.5 million**.

Leeds has been identified as the **most attractive city in the North** for inward investment and is home to the largest number of high growth businesses outside London and the South East. Leeds is the largest centre outside London for financial and business services and has one of the most diverse economies of all the UK's main employment centres.

Worth over **£60 billion**, the region's economy is the largest outside London and accounts for 5% of the UK's economic output with the regional population seeing growth of 3.1% over the past five years.

A further 2.5% growth is forecast for the next five years which substantially increases demand for the residential market. Vacancy rates in the housing market have fallen further pushing prices upwards.



The rental market in Leeds is predicted see some of the UK's strongest growth over the next five years and the forecast is that the annual price growth in Leeds will surpass Manchester, Liverpool and other major UK cities by 2020. Aided by the fact that Leeds is to have the **7th fastest growing resident population in the UK** by 2020 and has also seen the UK's highest growth of private sector jobs, Leeds has seen a rise in rental prices of 16% between 2015 and 2016, with an estimated growth of 22.2% by 2021. With this forecast indicating Leeds' rental growth surpassing the national average and average rents having grown by 51% over the past five years, Abode is an excellent opportunity for the investor in this growing and dynamic market.



# SPECIFICATION

**Feel assured that your apartment will be finished to the highest standard, inside and out, making it a pleasure to live in. Your home will be built using only the very best, high quality materials:**

- Solid fire rated doors throughout
- Branded sanitary ware throughout

## **KITCHEN:**

- Fitted kitchen units, worktops & splashbacks with stainless steel sink
- Self-closing drawer pack, soft closers to all unit doors & cutlery draw insert
- Brushed steel electric oven and electric hob (ceramic hob available as an optional extra), extractor/ filter hood
- Integrated refrigerator
- Inset stainless steel sink bowl & chrome Monobloc tap
- Floor tiling to kitchen
- Chrome recessed down lighters

- An extensive choice of tiles for both bathroom and kitchen

## **MAIN BATHROOM:**

- White sanitary ware
- Chrome single lever basin mixer
- Bath with pop-up waste & shower above bath with shower screen (unless separate shower cubicle)
- Low level WC
- Ceramic wall tiling - half tile to wet walls
- Floor tiling
- Chrome recessed down lighters

- Branded electrical products including sockets and switches

## **EN - SUITE** (where applicable):

- White sanitary ware
- Chrome single lever basin mixer with pop-up waste
- Ceramic wall tiling to selected areas
- Floor tiling
- Low level WC
- Shower enclosure complete with glazed door/chrome frame & thermostatic shower
- Chrome recessed down lighters
- Chrome heated towel rail

## **HEATING:**

- Electric heating throughout

## **ELECTRICAL:**

- Sky or equivalent sockets
- USB ports in all bedrooms and lounge

## **OTHER ELECTRICAL:**

- Smoke detectors
- Carbon monoxide detector
- Audio intercom

## **INTERNAL & EXTERNAL WINDOWS AND DOORS :**

- Powder coated aluminium double glazed windows
- Flush wooden entrance door
- Flush wooden communal area doors

## **DECORATION :**

- White emulsion to walls & white emulsion to ceilings
- Painted woodwork

## **COMMUNAL:**

- Post box
- Lift to all floors

## **WARRANTY:**

- A 10-year latent defects guarantee from Checkmate provides insurance backed cover against structural problems



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