



EXCLUSIVE BY

**Stoneacre**  
Properties

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## Boyd's Mill, East Street, LS9 8BU

**£399,995**

Our branch opening hours are:

Mon	09:00 - 18:00
Tues	09:00 - 18:00
Weds	09:00 - 18:00
Thurs	09:00 - 18:00
Fri	09:00 - 18:00
Sat	10:00 - 17:00
Sun	By Appointment

We are also available for out of hours appointments.

Stoneacre Properties, a leading Leeds Estate Agency, offer a one-stop property-shop serving North Leeds, East Leeds and beyond.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

\*\*\* IMPRESSIVE DUPLEX APARTMENT WITH TWO PRIVATE TERRACES & TWO ALLOCATED PARKING SPACES \*\*\* Stoneacre Properties are pleased to be able to offer for sale as part of our Exclusive Collection this magnificent two bedroom duplex apartment in the beautifully converted Boyd's Mill, just outside of Leeds city centre. Boyd's Mill is a Grade II listed converted mill, the development consists of just ten unique apartments finished to a very high standard including a luxury kitchen, integrated SONOS system, and large floor to ceiling windows and bi-folding doors offering ample natural light. The spacious accommodation comprises of private entrance, large open plan kitchen / dining / living room, mezzanine level snug, master bedroom with ensuite, second double bedroom and house bathroom. Externally there are two fantastic private terraces and two allocated parking spaces. This apartment is truly unique and must be seen to appreciate the accommodation on offer.

- LUXURY DUPLEX APARTMENT
- 2 DOUBLE BEDROOMS
- LEEDS CITY CENTRE
- LARGE OPEN PLAN LIVING SPACE
- MEZZANINE LEVEL

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BUY SELL RENT MANAGEMENT FINANCE LEGAL



## PRIVATE ENTRANCE

Intercom, engineered solid oak flooring and store cupboard providing plumbing for washing machine.

## OPEN PLAN LIVING / DINING

Large open plan living / dining area with solid oak flooring, floor to ceiling double glazed windows to the dining side with bi-folding doors to the other leading straight out to the amazing private terrace. The room benefits from three wall mounted electric heaters and has stairs leading to the mezzanine level with under stairs cupboard.

## KITCHEN

Luxury white gloss soft close kitchen units with granite worktops, stainless steel sink, double oven, electric hob, feature extractor fan, built in microwave and dishwasher.

## MEZZANINE SNUG

The mezzanine snug has a contemporary feel with steel railing and glass panels overlooking the main living space, two feature double glazed windows and wall mounted electric heater.

## MASTER BEDROOM

Double height master bedroom with wall mounted electric heater and double glazed window.



## ENSUITE

Fully travertine tiled en-suite with walk in shower, wash hand basin, W.C and built in feature storage cupboard.

## BEDROOM TWO

Double height second double bedroom with built in wardrobes, wall mounted electric heater and double glazed window.

## BATHROOM

Fully travertine tiled bathroom comprising bath with shower over, wash hand basin, W.C and built in feature storage cupboard.

## EXTERNAL

Externally the property benefits from two large landscaped terraces and two allocated parking spaces.

## LEASE

We are advised by the vendor that the property is leasehold with a term of 246 years remaining. The current service charge is approximately £2,796.48 Per annum and the ground rent is £300.00 per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.

