



## Shearers House, Leeds, LS9 8EB, £163,500

FABULOUS ONE BEDROOM APARTMENT IN CONVERTED TEXTILE MILL FEATURING PLENTY OF ORIGINAL FEATURES SUCH AS EXPOSED BRICK WALLS & FACTORY STYLE WINDOWS. Spacious apartment, finished to a high standard with open plan living space, large luxurious bathroom and hard wood flooring throughout.

Shearers House is a recently converted mill which has been sympathetically restored to a fabulous development for modern city living whilst offering an industrial and historical feel. A step up from your standard modern built apartments in the city centre.

In close proximity to Leeds Dock, Victoria Gate, the bus station and only a short stroll to the train station and central business district as well as central shopping district. Excellent transport links to M1/M62 and also easy commute to St James Hospital. EPC Rating: D



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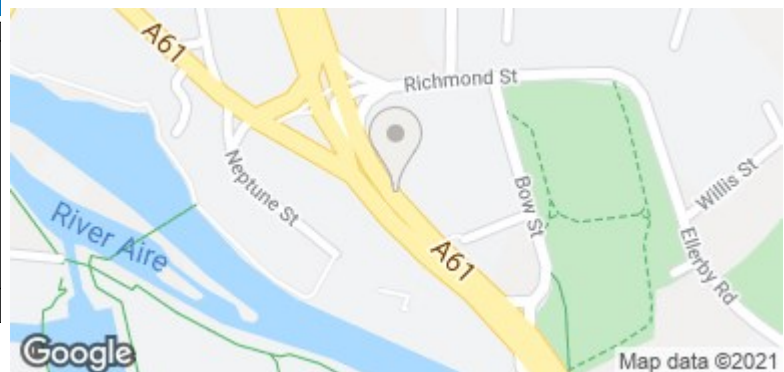
## Shearers House, Leeds, LS9 8EB



- HISTORICAL CONVERTED TEXTILE MILL
- EXPOSED BRICKWORK
- LARGE OPEN PLAN LIVING
- FACTORY STYLE WINDOWS
- ON SITE CARETAKER
- ONE BEDROOM, ONE BATHROOM APARTMENT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



## Shearers House, Leeds, LS9 8EB



- SHORT WALK TO CENTRAL SHOPPING AREAS
- CLOSE TO VICTORIA GATE AND KIRKGATE MARKET
- EXCELLENT LINKS TO M1/M621
- CLOSE TO HOSPITALS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	59	75
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	62	62
EU Directive 2002/91/EC		

