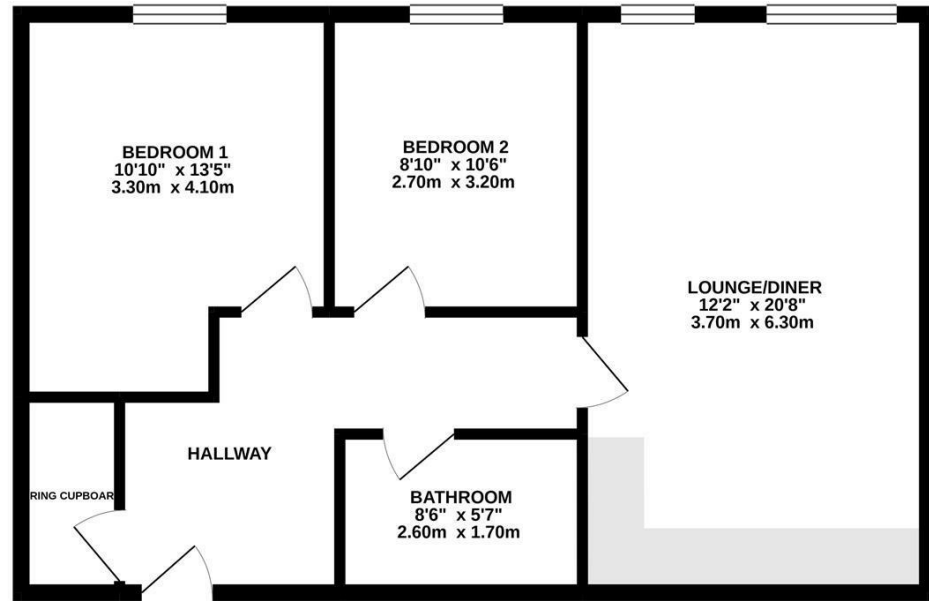


HARDISTY AND CO

SECOND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 1/2021

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

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HARDISTY AND CO



Victoria Riverside, Atkinson Street

£900

Hunslet LS10 1EU

2 BEDROOM APARTMENT

hardistyandco.com

AVAILABLE NOW | UNFURNISHED | DEPOSITS APPLY | MODERN & STYLISH TWO DOUBLE bed., APARTMENT sited on this MOST SOUGHT AFTER Victoria Riverside development, sympathetically converted former Hunslet & Victoria Flax spinning Mill, now offering fabulous, city centre accommodation to suit all tastes. Offering HIGH SPEC., fixtures & fittings & sited on the 2nd fl., briefly, entrance hall with secure video entry system, stunning LARGE LIVING/DINING KIT., flooded with natural light & with numerous integrated appliances, TWO DOUBLE beds., & modern white house bathroom. EPC - D

INTRODUCTION

| AVAILABLE NOW | UNFURNISHED | DEPOSITS APPLY | Modern and stylish two double bedroom, second floor, apartment on this most sought after Victoria Riverside development, formerly the Hunslet & Victoria Flax Spinning Mill which has been sympathetically converted and now offers fabulous high end accommodation to suit all tastes. This spacious, light and airy apartment offers modern, high specification finish throughout, comprising, entrance hall with secure video entry system, useful fitted storage cupboard housing the washing machine, boiler and additional storage space, two good size double bedrooms, a stunning 20' living/dining kitchen flooded with natural light with ample dining and sofa space and a contemporary, grey fitted kitchen with marble worksurfaces and upstands, integrated electric oven, hob, canopy, fridge freezer and dishwasher and a modern, white house bathroom with shower over the bath, WC and basin with mixer tap. The bathroom is fully tiled in large modern ceramics to walls and floor.

LOCATION

Situated on the South Bank of Leeds City Centre, this apartment is perfect for those looking for a stylish city pad. Just 1 mile from Leeds City Centre, you'll have the mainline train station a few minutes away, along with the vast array of amenities the city has to offer.

HOW TO FIND THE PROPERTY
SAT NAV - Post Code - LS10 1EJ.

HOLDING FEES AND DEPOSITS

On your application being accepted there is a holding deposit payable equal to one weeks rent. This will be deducted from your first months rent payable before the contract start date. A full deposit is required prior to the commencement of the tenancy and will be the equivalent of five weeks rent. Subject to the landlord accepting a pet, a higher rent will be charged at an additional £30 per month. TO PASS AFFORDABILITY CHECKS, PLEASE ENSURE YOU ARE COLLECTIVELY, IF APPLYING AS A GROUP, OR INDIVIDUALLY, IF BY YOURSELF, EARNING 30 TIMES THE RENTAL FIGURE BEFORE PAYING THE HOLDING DEPOSIT.

ACCOMMODATION

GROUND FLOOR
Communal entrance door to ...

COMMUNAL ENTRANCE HALL
With lift up to the ...

SECOND FLOOR
Private entrance door with secure video intercom entry system to ...

ENTRANCE HALL
A generous space with neutral decor theme, modern wood effect flooring and doors to ...

LIVING/DINING KITCHEN



12'2" x 20'8"
A fabulous, large, light and airy space, flooded with natural light from the windows to the rear and with ample sofa and dining space. Solid wood flooring, neutral decor theme and electric wall heater. Stylish and contemporary grey fitted kitchen with marble worksurfaces and upstands. Integrated electric oven, halogen hob and cooker hood over. Stainless steel splashback to hob. Dark grey Asterlite sink and side drainer with mixer tap. Integrated fridge freezer and dishwasher. Recessed spotlighting.

KITCHEN PHOTO



STORAGE CUPBOARD
The boiler is housed here as well as a washing machine - offering great additional storage.

BEDROOM ONE



10'10" x 13'5"
A great size double bedroom with pleasant outlook to the rear elevation, neutral decor theme, neutral carpet and electric wall heater.

BEDROOM TWO



8'10" x 10'6"
A comfortable double with neutral decor theme and carpet. Electric wall heater and window to the rear elevation.

LUXURY BATHROOM



8'6" x 5'7"
Such a good size! A modern, stylish white bathroom with shower over the bath, glazed screen, WC and pedestal wash hand basin with mixer tap. Fully tiled in large ceramics to walls and floor with contrasting dark grey tiling to shower. Shaver point, large mirror to wall and recessed spotlighting.

BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

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 plus) A		(92 plus) A	
(81-91) B	85	(81-91) B	
(69-80) C		(69-80) C	
(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