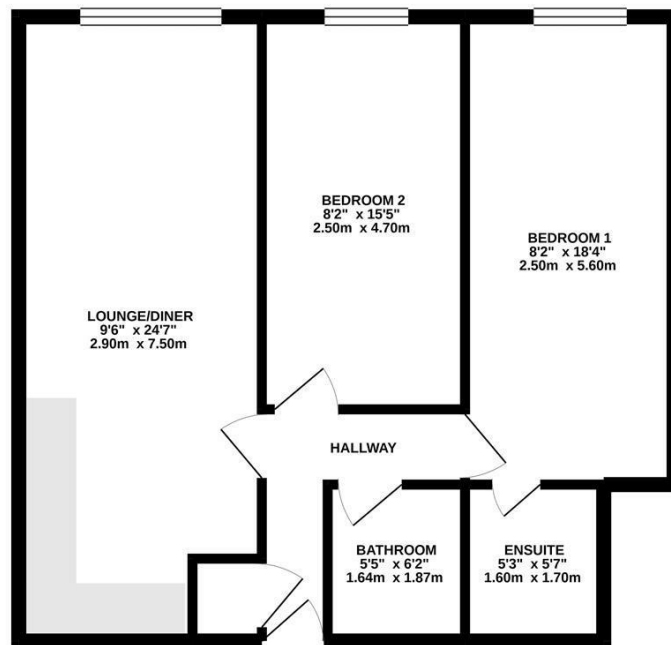


HARDISTY AND CO

FOURTH FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, 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 Metagen 1/2022

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

£950

Hunslet LS10 1EU

2 BEDROOM APARTMENT

hardistyandco.com

| AVAILABLE NOW | UNFURNISHED | DEPOSITS APPLY | MODERN TWO DOUBLE bed., FOURTH flr APARTMENT on this MUCH SOUGHT AFTER Victoria Riverside development, former Hunslet & Victoria Flax Spinning Mills which have been sympathetically converted to create fabulous, high end apartments to suit all tastes & offering EASY ACCESS to the city centre! With secure video entry system & ALLOCATED PARKING SPACE, briefly, entrance hall, useful fitted storage, fabulous open LIVING/DINING KIT., MASTER bed., with ENSUITE SHOWER room & modern white house bathroom with shower over the bath. EPC -

INTRODUCTION

| AVAILABLE NOW | UNFURNISHED | DEPOSITS APPLY | Modern and spacious, two double bedroom, fourth floor apartment on this much sought after Victoria Riverside development, former Hunslet & Victoria Flax Spinning Mills which have been sympathetically converted and now offer fabulous, high end accommodation to suit all tastes along with easy access to the city centre. With secure video entry system and allocated parking, comprises, entrance hall, useful fitted storage housing the boiler and washing machine, large, open living/dining kitchen, flooded with natural light and with ample dining and sofa space. Modern, contemporary fitted kitchen with marble worktops and upstands, integrated electric oven, hob, canopy, dishwasher and fridge freezer, two double bedrooms, Master with modern ensuite shower room and a modern, white house bathroom with shower over the bath.

LOCATION

Situated on the South Bank of Leeds City Centre, this apartment is perfect for those looking for a stylish city pad and secure allocated parking included. 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 ...

FOURTH FLOOR
Private entrance door with secure video entry system to ...

ENTRANCE HALL
With doors to ...

STORAGE CUPBOARD
Providing useful storage, the boiler is housed here as is the washing machine.

LIVING/DINING KITCHEN



96" x 24'7"
A fabulous, open space flooded with natural light and with some stunning long distance views! Solid wood flooring and ample dining and sofa space. Modern, contemporary, grey fitted kitchen with marble worksurfaces and upstands. Integrated electric oven, halogen hob and canopy over. Stainless steel splashback to hob, integrated fridge freezer and dishwasher. Dark grey Asterlite sink with side drainer and mixer tap. Recessed spotlighting.

KITCHEN PHOTO



BEDROOM TWO



8'2" x 15'5"
A good size double bedroom with neutral decor and carpet. Electric wall heater.

BEDROOM ONE



8'2" x 18'4"
A great size Master bedroom with neutral decor and carpet and electric wall heater. Door to ...

ENSUITE SHOWER ROOM



5'3" x 5'7"
A modern, stylish shower room, part tiled in neutral

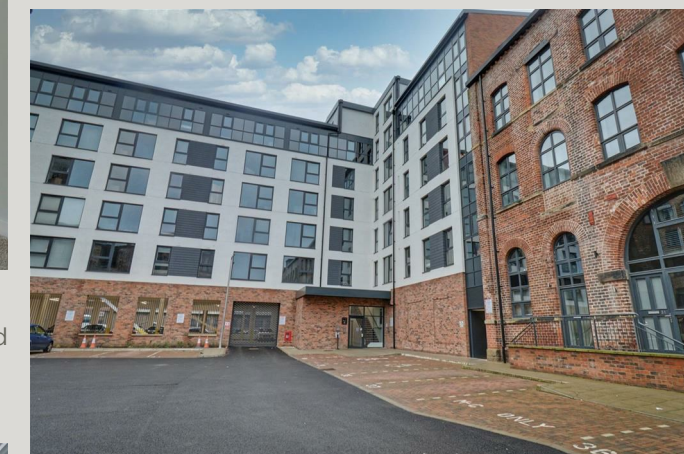
ceramics with neutral decor to remainder. Tiled floor and corner shower enclosure with dual head, thermostatic shower, pedestal basin with mixer tap and WC. Heated towel rail, shaver point and extractor fan.

BATHROOM



5'5" x 6'2"
A modern white house bathroom, fully tiled to walls and floor with contrasting dark grey tiling to bath. Incorporating a bath with shower over, glazed screen, pedestal basin and WC. Large mirror to wall and recessed spotlighting.

OUTSIDE



There is an allocated parking space.

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
85	85		

Energy Efficiency Rating
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 (CO₂) Rating
Very environmentally friendly - lower CO₂ 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 CO₂ emissions
 England & Wales EU Directive 2002/91/EC

