



HAMILTON HOUSE, 1
TRAFALGAR STREET,
LEEDS, WEST
YORKSHIRE, LS2 7BF
£150,000
1 Bedroom Flat
EPC Rating: E



This is a spacious and characterful, one bedroom apartment.

Forming part of the development of Hamilton House, the property offers well planned accommodation.

Covering around 600sqft, the open plan living area offers both sitting and dining areas - all of which benefit from extensive original windows.

The kitchen is cherry wood inspired, with black work tops and stainless steel built-in appliances.

Off the entrance hall is a light and bright bedroom, bathroom and cylinder cupboard.

The Vendor informs us that the following charges currently apply:-
Ground Rent - £150.00 pa / Service Charge - £1,800.00 pa
Lease - 999 years from 2003.

On street parking is available free of charge, between 6pm and 8am.

THE DEVELOPMENT:-

Hamilton House is a stunning conversion on the corner of North Street and Trafalgar Street. Being a combination of both 1 and 2 bedroom apartments, with some having contemporary interiors and for the lucky few - original features. The Northern Quarter has an array of trendy and unique restaurants, Gastro style pubs and an abundance of cafe's and takeaways to sample - it also benefits from being a few minutes' walk away from Victoria Gate, which incorporates John Lewis.

LOUNGE / DINER:-

The open plan living space is a great size and easily allows for extensive lounging and dining for family and friends. The space is dominated by several characterful windows, that flood the room with light and offer dual aspect city views towards the ever changing skyline of Leeds, in a westerly direction.

KITCHEN:-

The recessed kitchen has cherry colour wall and base units, finished off with matt granite effect worktops and a blue tiled splashback. Built-in stainless steel appliances include, an electric oven and hob with extractor hood over, as well as a fridge and washing machine.

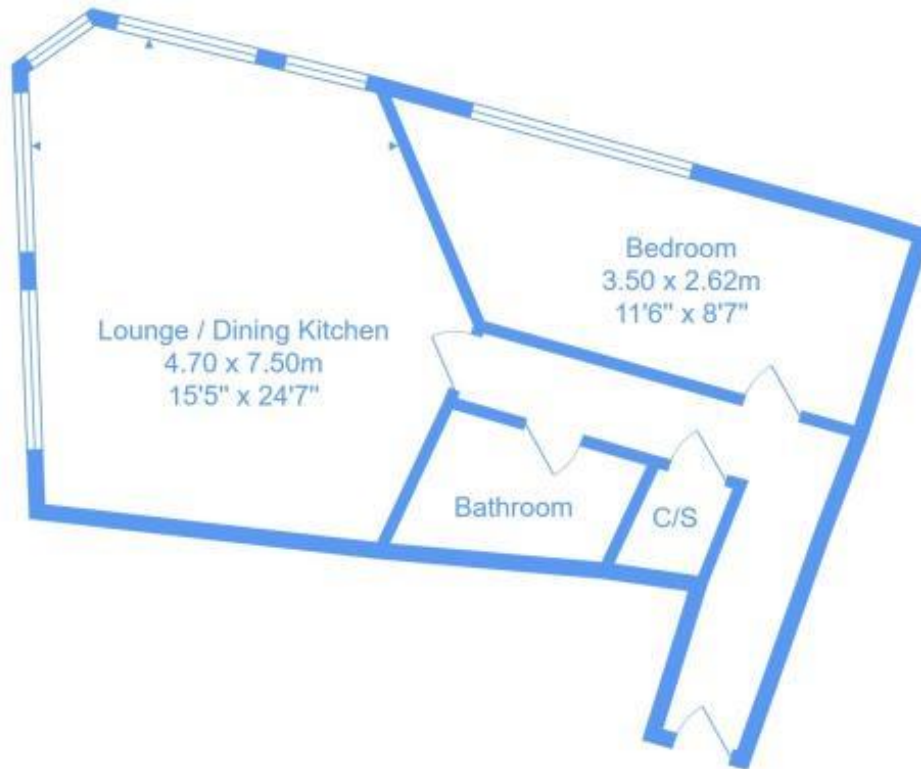
BEDROOM:-

The bedroom will allow for a double bed, side tables and a wall of wardrobes if so desired. The room also boasts a huge characterful window, offering city views and high ceilings.

BATHROOM:-

The bathroom offers a 3 piece suite in white, encompassing an electric shower over bath, wall mounted mirror with shelf and heated towel rail.





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

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