



DEWHIRST  
BUILDINGS, 33  
KIRKGATE, LEEDS,  
WEST YORKSHIRE,  
LS2 7DR

£135,000

1 Bedroom Flat

FREE Viewing

LINLEY &  
SIMPSON

Linley and Simpson offers for sale, this characterful, 1 bedroom apartment.

Forming part of this well-known former warehouse on the corner of Kirkgate and the Calls, the property offers quirky and characterful accommodation covering 429 sqft.

Off the entrance hall, is a contemporary bathroom, storage/laundry cupboard open plan living space and bedroom, which opens onto the living space.

The vendor informs us that the following charges apply:-

Ground Rent - £150pa (doubles every 25 years, next review 2027 / Service Charge - £1,180pa / Lease - 125 years from 2002 / Council Tax - Band C = £1,653.53

CURRENTLY RENTED until June 2023 @ £725pcm, with a potential rent of £750pcm.

### **THE DEVELOPMENT: -**

Dewhirst Buildings is a characterful development, located south of the retail quarter in the city centre. This former warehouse has been carefully converted into 24 individual dwellings, including studios, 1 and 2 bedroom apartments - all with character, including high ceilings, open brickwork and large feature windows. A central bespoke staircase, leads to a large communal roof top terrace, ideal for catching the sun - when it shines of course. Just a few minutes' away, you meet Vicar Lane, where the new Victoria Gate development and long awaited John Lewis store can be found.

### **KITCHEN:-**

The large G shape kitchen, which forms part of the open plan living area, incorporates matt white wall and base units, with complementary stainless steel work tops. There are a range of built-in appliances, including fridge freezer, oven, hob - which are set off by a contemporary tiled splash back - that runs the full width of the kitchen.

### **LOUNGE:-**

The open plan living area is very characterful, with extensive open brickwork, a large feature window and high ceiling - with industrial style lighting. There is a huge full height wooden sliding door, which pulls back giving access to the bedroom - which can also be reached from the hallway.

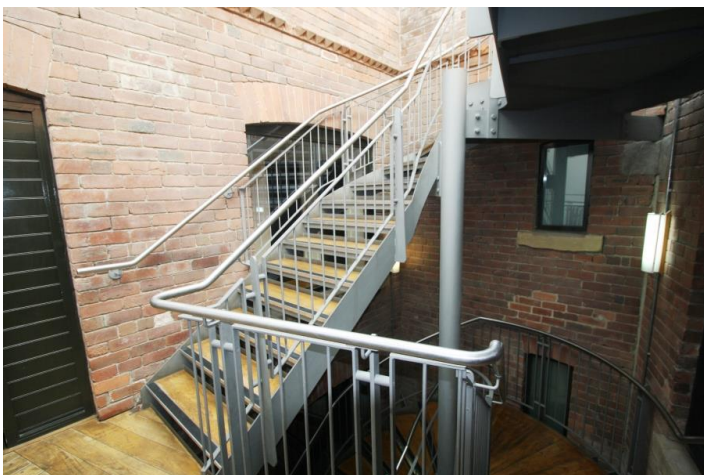
### **BEDROOM:-**

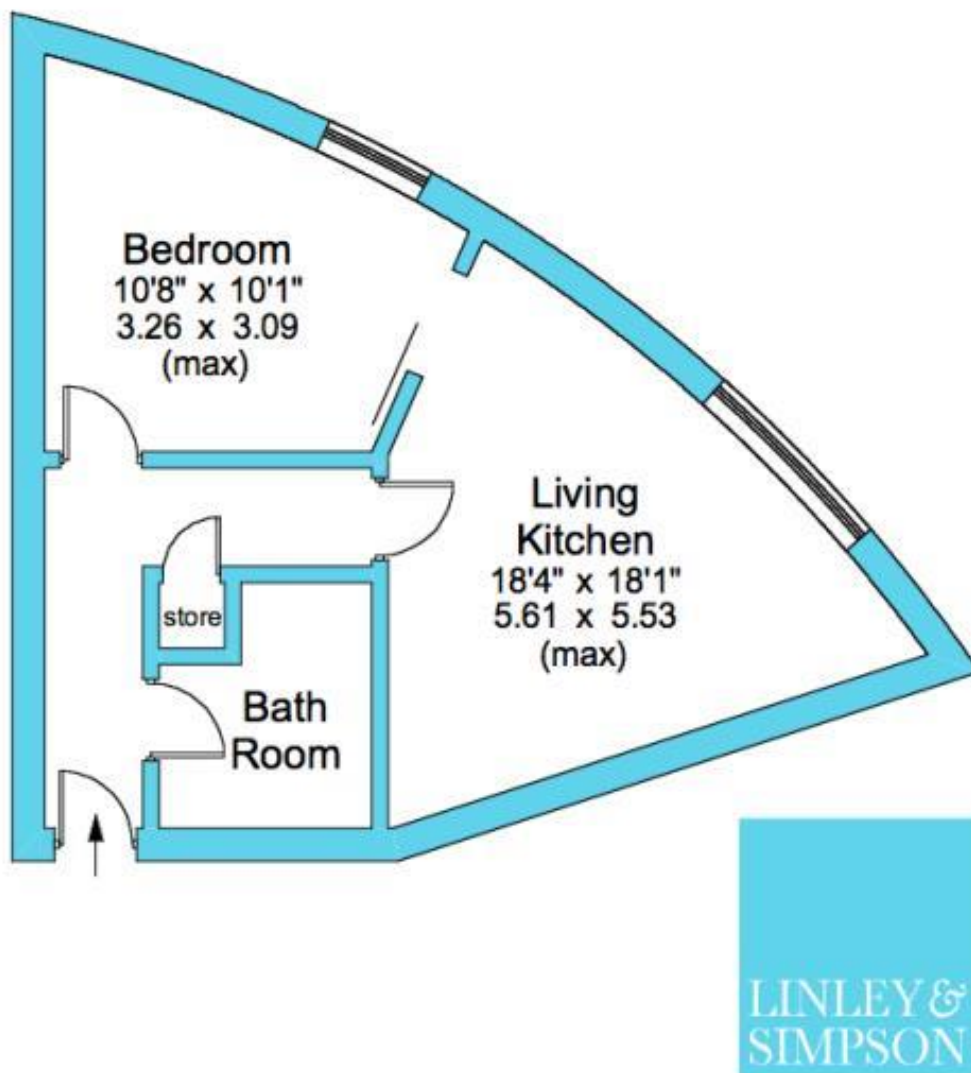
The bedroom continues the characterful theme, again with extensive open brickwork and a large feature window. A huge industrial wooden door slides to provide access to living space and the room has the added benefit of a large storage deck.

### **BATHROOM:-**

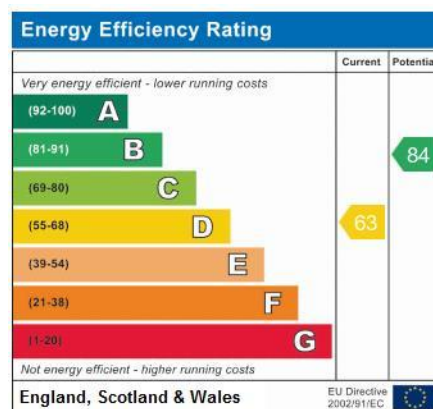
The house bathroom is modern and contemporary, with a 3 piece white suite, including floating toilet and sink, chrome bathroom furniture, mixer controlled shower over bath, large wall mounted mirror and chrome heated towel rail.







For illustrative purposes only. Not to scale.



Reference:  
2983-0907-9200-1850-2204

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