



VASSALI HOUSE, 20  
CENTRAL ROAD,  
LEEDS, WEST  
YORKSHIRE, LS1 6DE  
£145,000  
1 Bedroom Flat  
EPC Rating: C

LINLEY &  
SIMPSON

Located on Central Road in the small boutique, grade II listed development of Vassali House, is this spacious, one bedroom (open plan) apartment.

Available furnished and covering in total 575sqft, the open plan living area has double height ceilings and 3 huge waist height sash style windows, which flood the space with light.

Located off the entrance hall is a separate kitchen, contemporary bathroom and 2 large storage cupboards.

The Vendor informs us the following charges apply:-

Ground Rent - £150pa / Service Charge - £1,380.86pa / Lease Term 150 years from 2001.

CURRENTLY RENTED until the 27<sup>th</sup> July 2023 @ £750pcm.

### **THE DEVELOPMENT:-**

Vassali House is a grade 2 listed former warehouse on Central Road, which has been carefully converted into 25 individual apartments. Most retain original features, including fireplaces, wooden floors, sash windows and high ceilings. There is also a beautiful central staircase which encompasses a cage style lift to all floors.

### **HALLWAY:-**

The entrance hall is very spacious, with a large recess for storage / shelving and picture hanging. There is also 2 good size storage cupboards.

### **LIVING SPACE:-**

The open plan living space is very spacious and allows for both comfortable lounging, dining and sleeping. There are three large sash style windows, which flood the room with light and offer elevated views over Central Road and towards the west. Additionally, the ceilings are very high and there is a beautiful exposed brick fireplace in the raised bed deck, adding to the character of this lovely room. A large storage cupboard is also located on the bed deck, ideal for cloths hanging and hiding things away.

### **KITCHEN:-**

The separate kitchen is generous in size and has a range of well fitted, cherry inspired wall and base units - finished off contemporary grey worktops and funky blue tiling. Integrated appliances include, and electric oven halogen hob with extractor over, washing machine and fridge.

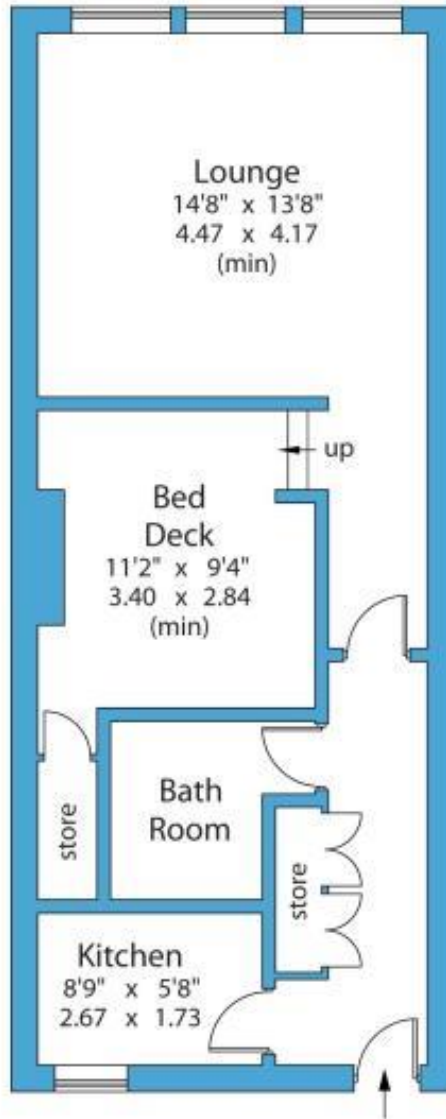
### **BATHROOM:-**

The bathroom encompasses a 3 piece suite in white, with mixer controlled shower over bath, pedestal hand wash basin and heated towel rail.





Approx Gross Floor Area = 575 Sq. Feet  
= 53.30 Sq. Metres



For illustrative purposes only. Not to scale.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>	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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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