



SIMPSONS FOLD
EAST, 26 DOCK
STREET, LEEDS, LS10
1JF
Fixed Price £170,000
1 Bedroom Flat
EPC Rating: C



Linley and Simpson are proud to offer for sale, this well presented and characterful, 1 bedroom apartment.

Forming part of the sought after Simpsons Fold development, the property offers lofty and spacious accommodation covering 477sqft.

Off the generous entrance hall, is a good size double bedroom and house bathroom - with shower over bath.

The Vendor informs us that the following charges apply:-

Ground Rent - £150pa / Service Charge - £1,306.60pa

There Lease runs for 123 years, plus 1 day from 1999.

CURRENTLY RENTED until November 2022 @ £850pcm.

THE DEVELOPMENT:-

Simpsons Fold is a small and characterful development, located south of the River Aire on Dock Street. This former warehouse has been carefully converted into 46 individual 1 and 2 bedroom apartments, all with character, including open brickwork and some with original structural beams.

Just a few minutes' walk away, you are on Briggate, which is pedestrianised and where you will find the new Trinity centre - a shoppers paradise. Whilst across the road, you meet Dock Street, where you can pick up the Trans-Pennine way.

LOUNGE:-

The open plan living space is a great size, with 10 feet high ceilings, with curved architectural detailing. The room features exposed open brickwork and structural wooden beams, as well as characterful window opening, with stone sills.

KITCHEN:-

This sociable kitchen is solid beech, with wooden work tops and a tiled splash back. Stainless steel built-in appliances include, an electric oven, gas hob with extractor over and full-size free-standing fridge freezer - as well as a built-in washing machine.

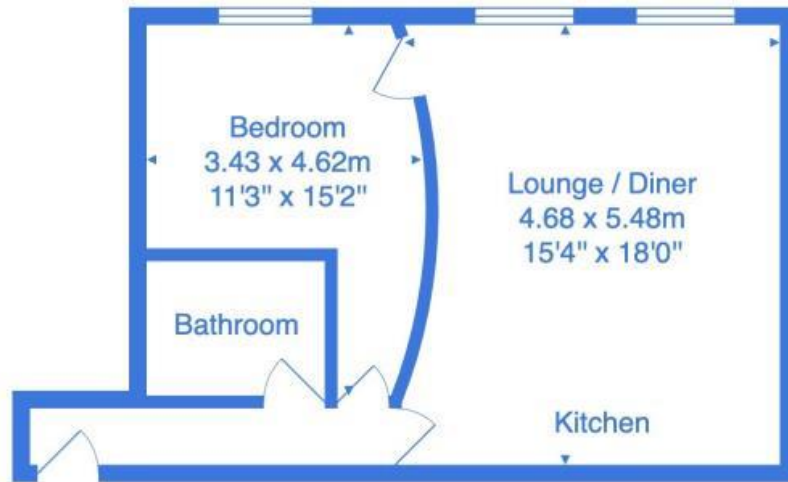
BEDROOM:-

The bedroom which can be accessed from the entrance hall and lounge, is a great size, again with original features and exposed brickwork - adding to the character feel. There's a large picture window, complete with stone sill, which floods the room with light and offers views over Dock Street below and Victoria Quays beyond. There is plenty of space for a large wardrobe, leaving loads of space for any further required bedroom furniture.

HOUSE BATHROOM:-

The house bathroom incorporates a 3 piece white suite, with mixer controlled shower over bath, pedestal wash hand basin and toilet.





Total Area: 44.3 m² ... 477 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(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, Scotland & Wales	EU Directive 2002/91/EC	73	England, Scotland & Wales
		81	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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.