

COBBLERS YARD

Contemporary 2 & 3 Bedroom
Townhouses in Leeds City Centre

YOUR NEXT STEP IN CITY LIVING



Welcome to Cobblers Yard, a high-quality development of just eight, two and three bedroomed townhouses, in the Northern Quarter.

The design of our houses has evolved over time and we have worked hard to make sure that they are both functional and exciting. Open plan ground floors with space to work, lovely bedroom suites, quality kitchens and bathrooms and plenty of space for your friends to stay for the weekend. All topped off with your very own roof terrace and a space to park your car.

Think you know city living? Think again.

WALK THE WALK

Cobblers Yard and within easy walking distance of a host of bars and restaurants, more shops than you could possibly get round on a Saturday afternoon and a lovely big green space with an outdoor gym

The eight, two and three bedroom homes across two neighbouring sites offer a rare opportunity for you to own a contemporary townhouse in the city centre.

Each property is made truly special by its forward-thinking design, private parking and southern facing roof terrace. Which combined with the location, offers you modern city living in an eclectic district, which has undergone a huge transformation in recent years.





NILE STREET

TWO FASHIONABLE LOCATIONS

BRUNSWICK ROW





C'MON, STEP INSIDE



**From the moment you step inside,
you'll sense space, quality and calm.**

Each of our townhouses has been thoughtfully designed to create a home that will inspire you. The open plan design on the ground floor creates a functional and flexible main living area with plenty of space for planting outside.



PUT YOUR FEET UP

Simple calm bedroom spaces with plenty of hanging space and loads of light flooding in to inspire you for the day ahead.

DIP YOUR TOES IN

Stylish and luxurious bathrooms
which have been designed for you
to enjoy and relax in with rich and
calm finishes.



WELL-HEELED SPECIFICATION

INTERNAL

- Low energy LED down lights in kitchen, hallway and bathrooms
- Spotlights to lounge / kitchen and pendant to bedroom
- Engineered wood provided to ground floor, with carpets to bedrooms and tiled floors to bathrooms
- Hardwood panelled, solid core entrance door with spy hole
- Hardwood panelled, or equivalent, internal doors throughout
- Matt black ironmongery throughout

BATHROOM

- Stylish bathroom suites with low profile shower trays & Crittal style shower screens
- Ladder style black, heated towel rail
- Full height tiling around bath & shower enclosures
- Half height tiling around W/C
- Hidden cistern W/C with black flush plate
- Wall hung sink with vanity unit
- Round black mixer tap
- Double headed round black large shower
- Square-edged double ended bath with black mixer tap

KITCHEN

- Super matt handleless fitted kitchen
- Built-in brand hob, extractor and oven
- Integrated tall fridge freezer Dishwasher
- Quartz worktops with up stand
- Under mounted stainless steel sink with black mixer tap

EXTERNAL

- 10 year CML compliant Warranty
- On site bike storage
- Allocated secure car parking space
- Raised terrace with artificial grass & metal stairs
- Double glazed Aluminium framed windows and a doors

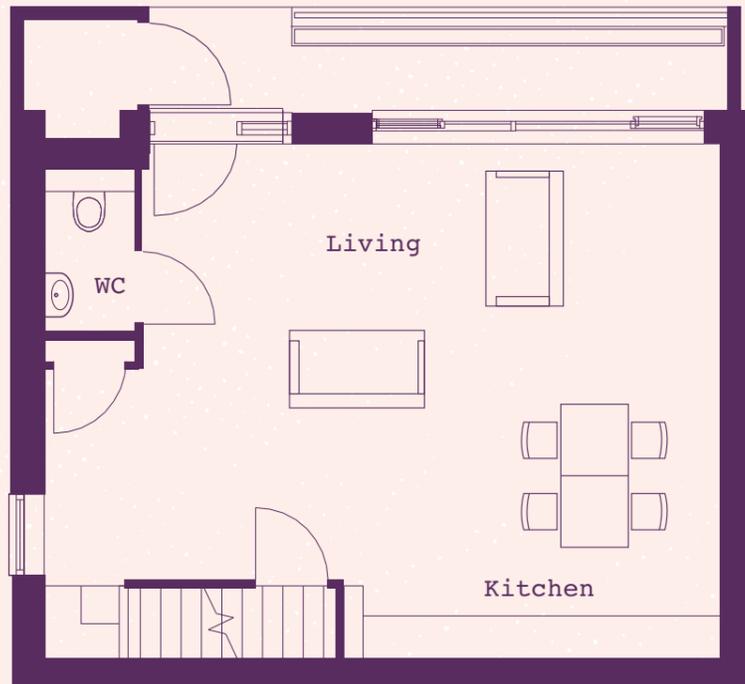
THE PERFECT FOOTPRINT

GROUND FLOOR	SQ FT	SQ M
Living/Kitchen	464	43.1

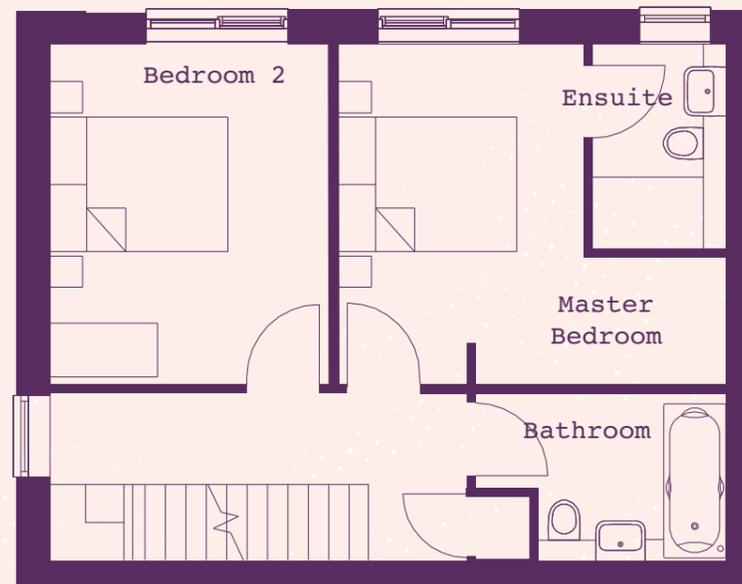
FIRST FLOOR	SQ FT	SQ M
Master Bedroom	135	12.5
Ensuite	34	3.2
Bedroom 2	122	11.3
Bathroom	47	4.4

EXAMPLE 2 BED

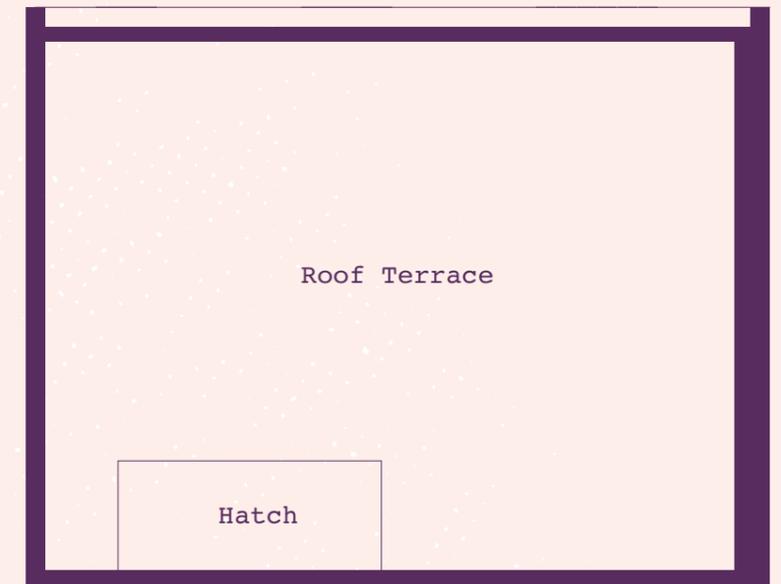
Ground Floor



First Floor



Second Floor



Please note all dimensions are subject to slight modifications.

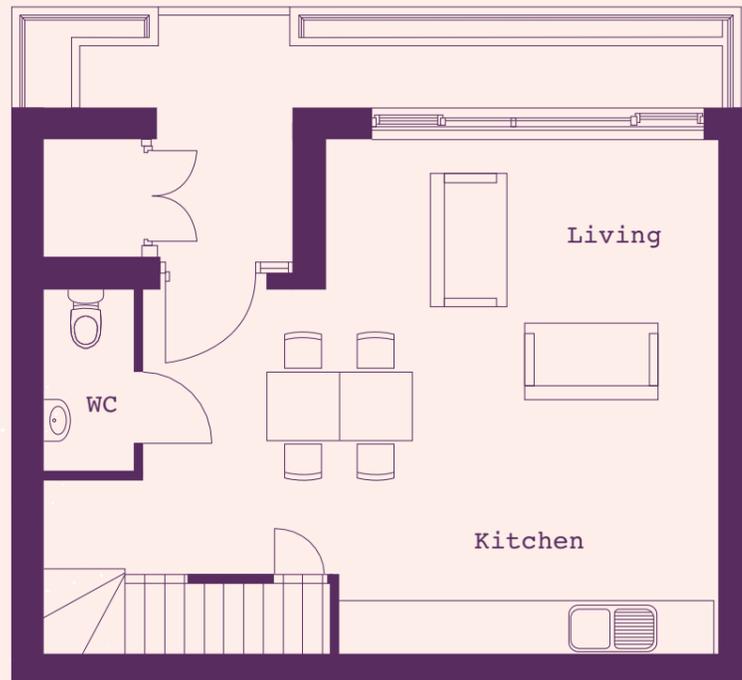
THE PERFECT FOOTPRINT

GROUND FLOOR	SQ FT	SQ M
Living/Kitchen	409	38

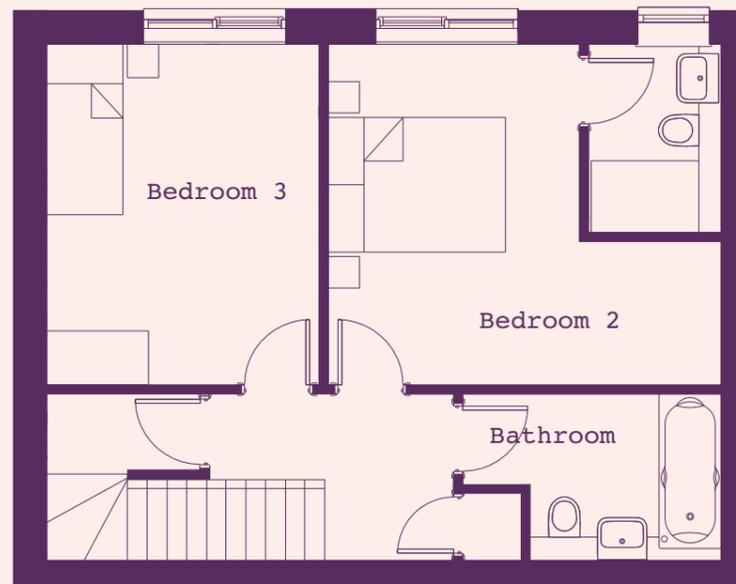
FIRST FLOOR	SQ FT	SQ M
Master Bedroom	142	13.2
Ensuite	34	3.2
Bedroom 2	124	11.5
Bedroom 3	236	21.9
Ensuite	39	3.6
Bathroom	51	4.7

EXAMPLE 3 BED

Ground Floor



First Floor



Second Floor



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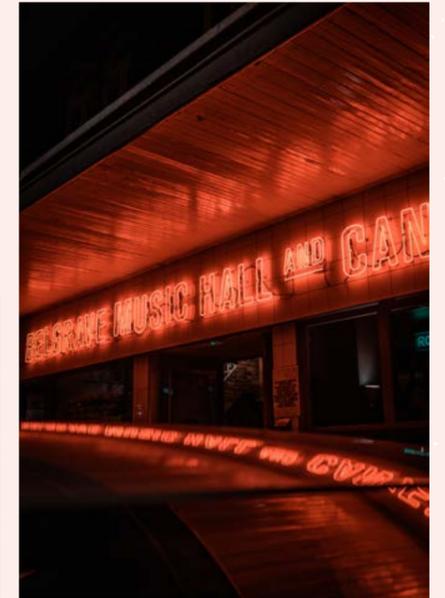
IN STEP WITH YOUR LIFESTYLE

The houses at Cobblers Yard are designed to appeal to a range of home-makers who are sure to enjoy all that the Northern Quarter has to offer, not to mention the entire city centre, just a few steps beyond.

TAILORED TO YOUR TASTE

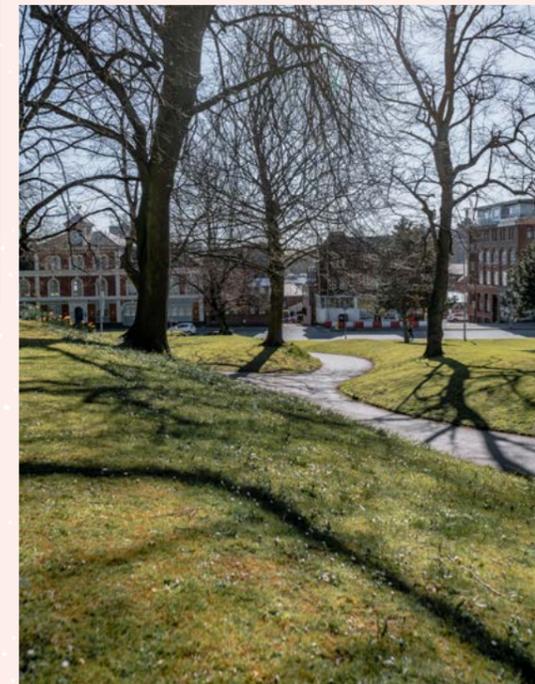
You'll be spoilt for choice in the nearby independent cafés and bars, including The Brunswick, Brew Dog, the award-winning Reliance, Zaap Thai and The Swine that dines, to name but a few.

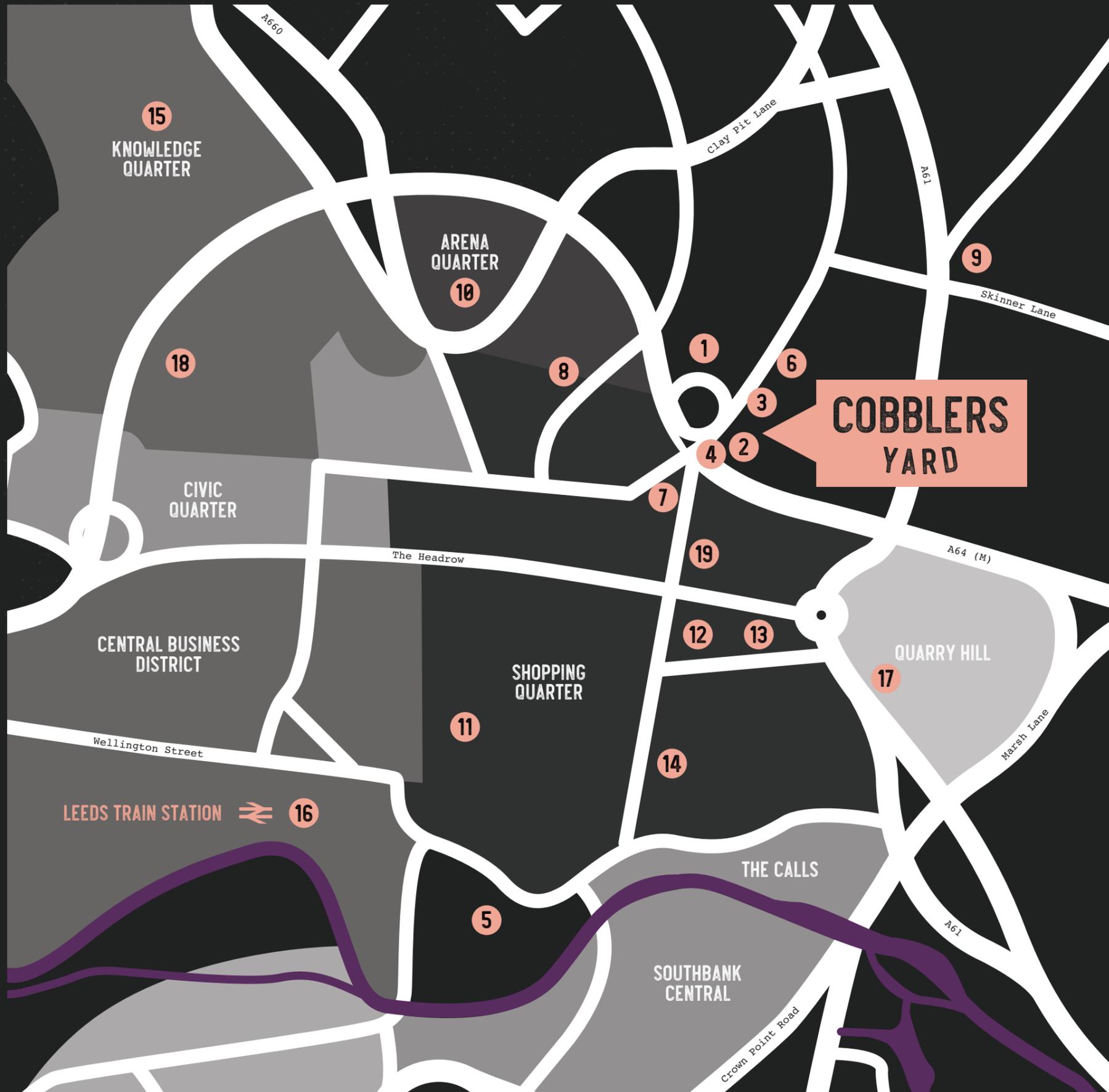




YOU'LL FIND YOUR FEET IN NO TIME

Everything you could possibly want to full your life with is close by: live music, theatres and Leeds Arena are all on your doorstep and you'll have easy access to the best of everything Leeds has to offer – shopping, dining, culture and entertainment are all within a few minutes' walk.





STEP OUTSIDE

LOCATION



WALK TIMES

According to Google Maps

1. Lovell Park Outdoor Gym	2 mins
2. The Swine That Dines	1 min
3. The Reliance	1 min
4. Brew Dog	2 mins
5. North Brewing Co. Tap Room	10 mins
6. The Brunswick	1 min
7. Mojo	3 mins
8. Pure Gym	6 mins
9. Aldi	9 mins
10. Leeds Arena	8 mins
11. Trinity	8 mins
12. Victoria Gate	8 mins
13. John Lewis	7 mins
14. Corn Exchange	9 mins
15. Leeds University	14 mins
16. Leeds Train Station	15 mins
17. Leeds Playhouse	8 mins
18. Leeds General Infirmary	12 mins
19. The Grand Theatre	4 mins

THE NORTHERN QUARTER

The Northern Quarter has undergone a huge transformation in recent years, creating some fantastic Leeds property investments in the district. But it's not over yet. At the start of 2020, planning permission was granted for a £62 million project at the Northern Civic Quarter to transform the local area.

As well as significant improvements in public space, the former Leeds Council buildings will be redeveloped. A new 54,000 sq ft of office space will be created through the transformation of the Leonardo and Thoresby buildings, which were previously a Victorian school and printworks.

Another school – the Leeds Central High School building – will be revamped into a 173-bed luxury hotel. Newly built next-door and offering 166 rooms and public space will be another hotel.



GET A FOOT IN THE DOOR

COBBLERS YARD

Don't miss your chance to own one of these unique homes in the heart of Leeds, contact one of our agents to find out more.

Countrylarge.

LINLEY &
SIMPSON

with **morgans**

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