



10-12 THE HEADROW,  
LEEDS, WEST  
YORKSHIRE, LS1 6PT

£140,000

1 Bedroom Flat

EPC Rating: C

LINLEY &  
SIMPSON

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

Available furnished and covering 448sqft, the open plan layout of this property utilises every square inch of living space available and includes a recessed kitchen, with built-in appliances and a living space with large picture windows.

Located off the entrance hall, is a lovely bathroom and double bedroom, again with a large feature and built-in wardrobes.

The Vendor informs us of the following charges:-

Ground Rent - £200pa / Service Charge - £3,209.72pa / Lease Term - 125 years from June 2002.

CURRENTLY RENTED until January 2022 @ £675pcm.

### **THE DEVELOPMENT:-**

This little known former office conversion, is located at the far end of The Headrow and just before the start of Eastgate. This cute development consists of 12 studio and one bedroom apartments, that offer contemporary interiors and large window openings. Being so centrally located, the city centre, including the long awaited Victoria Gate development and John Lewis store, are literally across the road.

### **LOUNGE:-**

The open plan living space is a great size and easily allows for both lounging and dining. Light pours into the room via two large feature windows, which occupy an easterly direction.

### **KITCHEN:-**

The recessed kitchen offers a range of white wall and base units, finished off with wood effect worktops and mosaic tiled splashbacks. Built-in stainless steel appliances include, an electric oven and halogen hob with extractor over - as well as a free-standing fridge-freezer and washing machine.

### **BEDROOM:-**

The bedroom is a good size, light and bright - with a virtual wall of feature windows that occupy an east facing position. The room easily allows for a double bed, side tables and drawers, with the built-in wardrobes providing both hanging space and additional storage.

### **BATHROOM:-**

The bathroom is part tiled in funky mosaic tiles and encompasses a white suite, with mixer controlled shower over bath, low level w/c, floating sink, chrome fixtures and fittings, large wall mounted mirror and heated towel rail.







All measurements are approximate and for display purposes only.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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>		87	(81-91) <b>B</b>
(69-80) <b>C</b>	72		(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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