



DEWHIRST  
BUILDINGS, 33  
KIRKGATE, LEEDS,  
LS2 7DR  
£110,000  
0 Bedroom Flat  
EPC Rating: C

LINLEY &  
SIMPSON

Forming part of the sought after development of Dewhirst Buildings, is this well presented, studio style apartment.

Available furnished, the property forms part of a well-known former warehouse conversion - located on the corner of Kirkgate and The Calls.

Covering 336 sqft, the property offers spacious and characterful accommodation, that utilises every square inch of available living space.

The vendor informs us that the following charges apply: -

Ground Rent - £150pa / Service Charge - £792.00pa

The Lease runs for 125 years from 2002.

CURRENTLY RENTED until April 2022 @ £625pcm, with a potential rent of £650pcm.

### **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 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 galley style kitchen, which forms part of the open plan living area, incorporates matt white wall and base units - finished off with complementary stainless steel work tops. Built-in appliances include and electric oven, halogen hob, with extractor over - as well as a full size fridge freezer. The washing machine is located off the entrance hall.

### **LIVING SPACE:-**

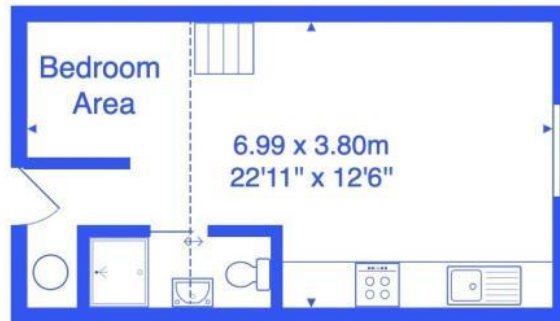
The characterful living/sleeping quarters within this apartment, are very generous for a property of this type. The room is rectangular, so no space is wasted and will easily allow for lounging and dining, as well as providing adequate sleeping accommodation - currently arranged in the form of a fold-down bed. Two factory style windows flood the space with light and offer south facing views, over Kirkgate below and the rooftops of Leeds beyond.

### **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.







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.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(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>	75	78	(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			
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales
			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.	

#### AGENTS NOTES:

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