



SIMPSONS FOLD  
WEST, 22 DOCK  
STREET, LEEDS, LS10  
1JF  
£400,000  
2 Bedroom Flat  
EPC Rating: C

LINLEY &  
SIMPSON

Linley and Simpson offers for sale this simply stunning and characterful, 2 bedroom, 2 bathroom apartment.

Forming part of the sought after Simpsons Fold development, the property offers well planned, spacious accommodation extending to 1,300 sqft.

Off the curved characterful entrance hall, is a spacious living area, two bedrooms and the family bathroom.

One allocated basement parking space is included.

EWS1 compliant.

The Vendor informs us that the following charges apply:-

Ground Rent - £260pa / Service Charge - £3,716pa / Car parking - £150pa

The Lease runs for 123 years from 1999.

Like many properties in this location, this car park may be at risk of flooding and you should seek more information from the Environment Agency before proceeding. Please note the parking space for this property is on the upper level

### **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, 2 & 3 bedroom apartments, all with character, including open brickwork and original structural beams - as well as the added benefit of an onsite Concierge. Unusually all apartments have gas fired central heating and cooking hobs - a rarity for Leeds city centre.

Within close proximity of all city centre amenities, including Briggate and the new retail developments of Trinity and Victoria Gate - as well as the main rail and bus stations. Dock Street itself is a quiet cobbled street, where you can find some of the best independent restaurants and bars Leeds has to offer.

### **KITCHEN:-**

The spacious open plan kitchen, which also allows for a six seat dining table, has an extensive range of on-trend grey units, finished off with solid wood work tops. Integrated appliances include a dishwasher and washer/drier, as well as a large gloss black free-standing fridge- freezer and stainless steel 6 burner hob with extractor hood over and gas fired double oven.

### **LIVING SPACE:-**

The living area is simply vast, with high ceilings and exposed structural beams. This epic space is dominated by a full height wall of windows - which give access to a lounge width balcony, offering views over Dock Street below and the city beyond. Allowing for extensive lounging, the flooring is oak and runs throughout, adding to the feeling of space in this loft style room.

### **BEDROOM 1:-**

The master bedroom is very spacious and benefits from two picture windows, that offer views over the central piazza of Brewery Wharf below. Exposed open brickwork adds to the character of the space, a room that easily allows for a super king-size bed, side tables, wardrobes and home office. There is also the added benefit of an en-suite bathroom room.

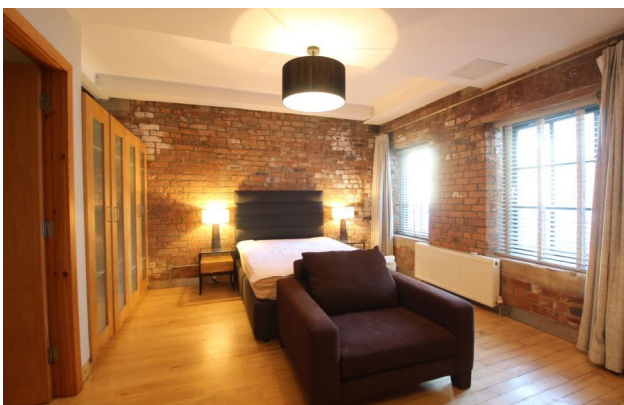
### **BEDROOM 2:-**

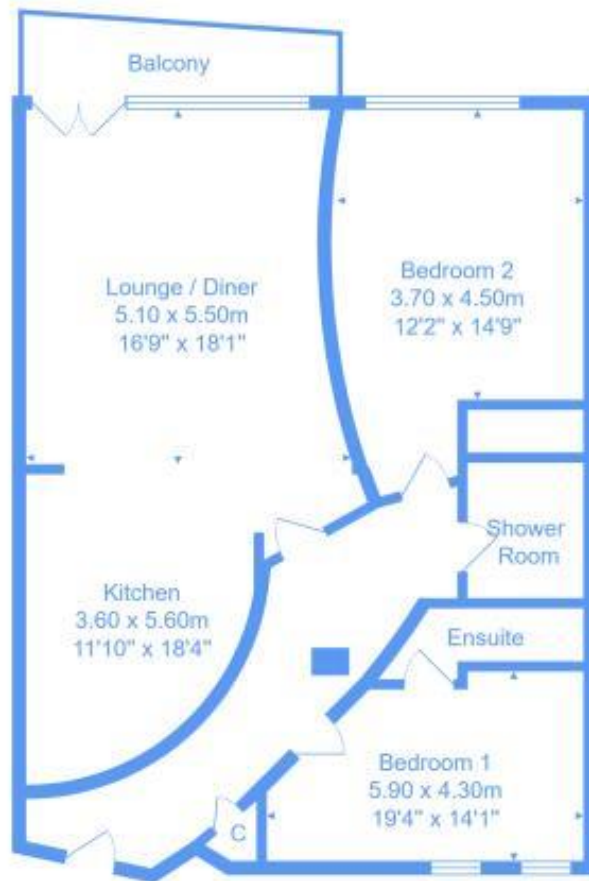
The second bedroom is a great size, again with exposed brickwork and feature window - this time offering far reaching views over the city beyond. The room easily allows for a super king-size bed and any other required bedroom furniture.

### **HOUSE SHOWER ROOM:-**

The family shower room is well fitted and fully tiles in Travertine. The suite is white in colour and encompasses a double walk-in shower, chrome fixtures and fittings, large wall mounted mirror and heated towel rail.







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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.		

#### 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.