



MILLWRIGHT, 47
BYRON STREET,
LEEDS, LS2 7NA
£150,000
2 Bedroom Flat
EPC Rating: C

LINLEY &
SIMPSON

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

Forming part of former shoe factory on the corner of Regent Street and Byron Street, the property offers spacious accommodation covering more than 711 sqft.

The kitchen is recessed and offers a range of built-in stainless steel appliances.

Off the entrance hall are two double bedrooms, the house bathroom and a large storage/cylinder cupboard.

The Vendor informs us that the following charges apply:-

Ground Rent - £175.00 pa / Service Charge - £1,700.00 pa. The Lease Term has 895 years remaining.

AVAILABLE IMMEDIATELY, with a potential rent of £835pcm.

THE DEVELOPMENT:-

Millwright is a characterful development located in the Northern Quarter of the city centre. This former shoe factory has been carefully converted into 24 individual and very large 2 bedroom apartments, all with huge full height windows, high ceilings, original factory floors and allocated basement parking.

Just a few minutes' walk up the road and you are at the foot of Eastgate, where the new Victoria Gate development and the long awaited John Lewis store, can be explored.

KITCHEN:-

The spacious recessed kitchen, which forms part of the open plan living area, incorporates beech coloured wall and base units - finished off with complementary black granite effect work tops and a handy breakfast bar. Stainless steel built-in appliances include an electric oven and halogen hob with extractor hood over, as well as a fridge and washing machine.

LOUNGE:-

The open plan living area is spacious and very characterful, with original factory flooring, 3 meter high ceilings, complete with recessed lighting, an original structural column and wall of windows which flood the space with light.

BEDROOM 1:-

The main bedroom is a good size, again with a 3 meter high ceiling and huge picture window - that floods the space with light. The room allows for a king-size bed, side tables and wardrobes - there's also the added benefit of a cute en-suite shower room.

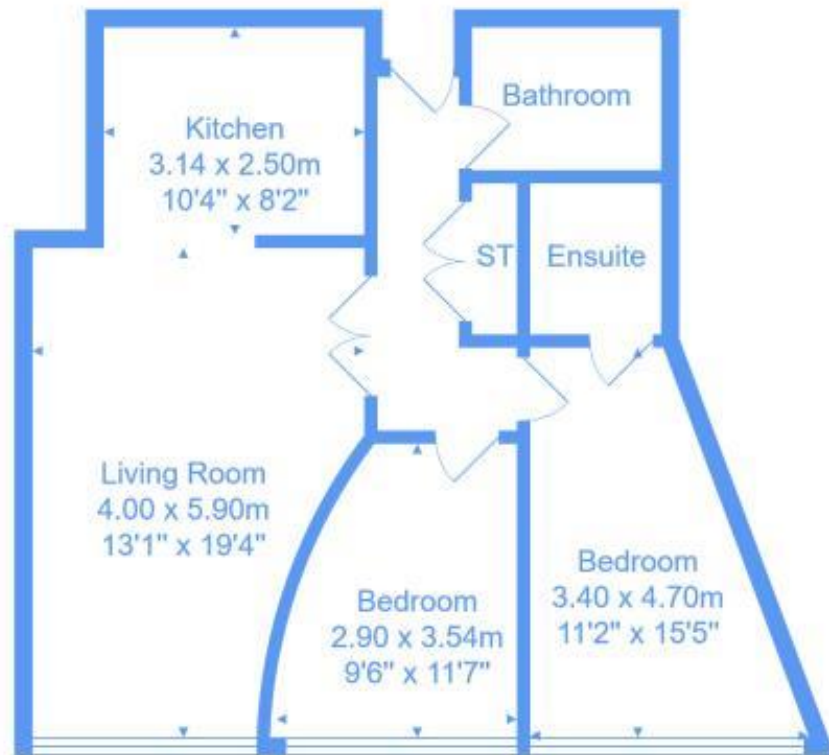
BEDROOM 2:-

The second bedroom is again a good size, with a double height ceilings and large picture window. The room will allow for a double bed, side tables and wardrobes - making it ideal for owner -occupiers and sharers alike.

BATHROOM:-

The house bathroom is modern and bright, with a 3 piece white suite, including a floating toilet and sink, chrome bathroom furniture, thermostatically controlled shower over bath, large wall mounted mirror and white towel rail.





Total Area: 66.1 m² ... 711 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		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.