



Merchants House, 66  
North Street, Leeds,  
LS2 7PN  
**£175,000**  
2 Bedroom Flat  
EPC Rating: D

LINLEY &  
SIMPSON

Linley and Simpson are proud to offer for sale, this well-proportioned, 2 bedrooms, 1 bathroom, characterful apartment. Forming part of the development of Merchants House, the property offers well planned accommodation covering over 730sqft.

Available furnished, the spacious open plan living area has distinct sitting and dining areas, The room has a floor to ceiling window which has access onto generous size west facing balcony - which fills the room with a vast amount of natural light.

The large recessed kitchen is beech in colour, with dark grey work tops. There are a range of stainless steel built-in appliances, including an electric oven, hob and extractor hood.

Off the spacious entrance hall are two double bedrooms, the house bathroom and a storage/cylinder cupboard - where the washer is housed.

The Vendor informs us that the following charges apply:-

Ground Rent - £50 pa / Service Charge - £1,155.60pa / Buildings Insurance £244.15pa. Lease Term - 999 years from 1999.

#### THE DEVELOPMENT

Merchants House is a stunning conversion spanning most of North Street, as it meets Trafalgar Street. Being a combination of both 2 and 3 bedroom apartments, all having contemporary interiors, large windows and high ceilings. The Northern Quarter has an array of trendy and unique restaurants, Gastro style pubs and an abundance of cafe's and takeaways to sample - it also benefits from being a few minutes' walk away from Victoria Gate, which incorporates John Lewis.

#### LOUNGE / DINER

The open plan living space is a great size and easily allows for extensive lounging and dining for 4, if so desired. Characterful features include high ceilings, and huge picture window - which dominate the room and allow maximum light to enter this lovely space.

#### KITCHEN

The L-shape recessed kitchen has beech colour cupboards, finished off with complementary grey matt, granite effect worktops and stainless steel splash backs. There are a range of stainless steel built-in appliances, including an electric oven, ceramic hob and extractor hood, complete with as well as a fridge with freezer box.

#### BEDROOM 1

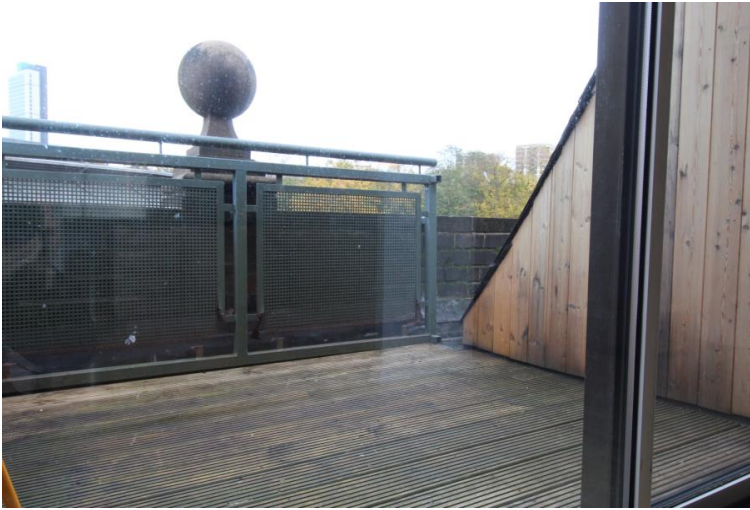
The master bedroom, which is set over 2 levels, is a great size and offers west facing city views, for its large Velux window. The room will allow for a double size bed, side tables, drawers and wardrobes.

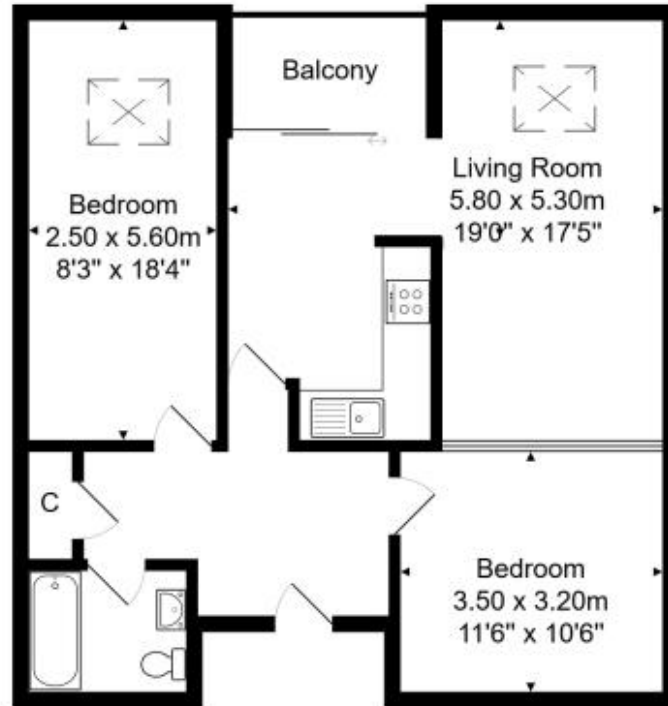
#### BEDROOM 2

The second bedroom, takes borrowed light frosted glazing from the living space, is also a great size and will allow for a double size bed, side tables and a wall of wardrobes if so required - making it ideal for sharers and owner-occupiers alike.

#### BATHROOM

The house bathroom is part tiled, with a 3-piece suite in white, incorporating a mixer shower over bath, wall mounted mirror, shaver socket and heated towel rail.





**Total Area: 68.1 m<sup>2</sup> ... 733 ft<sup>2</sup> (excluding balcony)**

All measurements are approximate and for display purposes only.

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