



Yarn Street
Leeds, LS10

ZENKO
Properties

Spacious four-bedroom town house

FOR SALE

£344,950

A SPACIOUS FOUR BEDROOM AND TWO BATHROOM TOWN HOUSE
ARRANGED OVER FOUR FLOORS.
WITH INTEGRAL GARAGE AND OFF-STREET PARKING, ENCLOSED REAR
GARDEN AND TOP FLOOR MASTER SUITE WITH DRESSING ROOM AND
ENSUITE BATHROOM





All is pretty.
Andy Warhol
Moderna Museet,
Stockholm Sweden
10/2-17/3 1968

Living room with Juliette balcony



All is pretty.
Andy Warhol

Moderna Museet,
Stockholm Sweden
10/2-17/3 1968

Living room with Juliette balcony

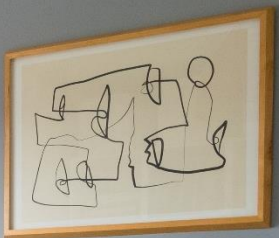


le goût est
dans la
graisse

LONG &
BREAD
Cook

ark.









Master bedroom

4

Bedrooms

2

Bathrooms

1560

SQ FT



ABOUT

A spacious and modern four-bedroom town house at h2010, occupying a great position within this well-established development and offering great open views of the river Aire. Many of the city's amenities are within easy walking distance including the Leeds Dock (15 minutes), the Climate Innovation District (9 minutes) the Railway Station (33 minutes), the Business District (40 minutes) and the main shopping centres of Trinity (31 minutes) and Victoria Gate (29 minutes). The location is also ideal for those who commute with access to the motorway network via the M621 being within 5 minutes' drive.

The property offers four bedrooms arranged over four floors with a fantastic master suite to the top floor comprising built-in wardrobes, dressing room and ensuite bathroom. The ground floor features WC, utility room, access to the garden and full-depth integral garage. To the first floor, there is a spacious dining kitchen and good-sized living room with Juliette balcony, to the second floor there are three bedrooms and house bathroom. Externally there is an enclosed garden to the rear and driveway to the front.

FOUR BEDROOM TOWN HOUSE
TWO BATHROOMS PLUS WC
INTEGRATED GARAGE AND DRIVEWAY WITH EV CHARGER
UTILITY ROOM AND DOWNSTAIRS WC
IN EXCESS OF 1550 SQUARE FEET

PROFESSIONALLY DESIGNED REAR GARDEN
COMMUNITY HEATING SYSTEM
LEASEHOLD 990 YEARS REMAIN
COUNCIL TAX BAND: B
EPC: B



ABOUT.. continued

Yarn Street is located in the award winning h2010, built by Miller Homes. The Development is situated just 1.4 miles from the Leeds City Train Station and just a 15-minute walk from Leeds Dock. The scheme is positioned on the river Aire and has immaculate communal grounds for the residents to use. The development has achieved level 3 of the Code for Sustainable Homes by improving the energy efficiency of the properties by increasing insulation levels, improving air tightness, providing energy saving heating systems, low energy lighting, providing whole home ventilation systems and a community heating system.

We are advised of the following leasehold terms:

Service charge £150 P.A

Ground rent is £150 P.A

Lease: 990 years remain





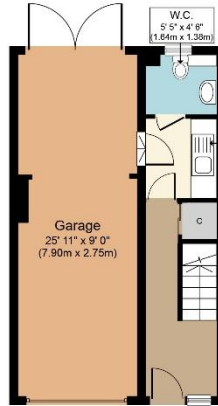
Dressing room



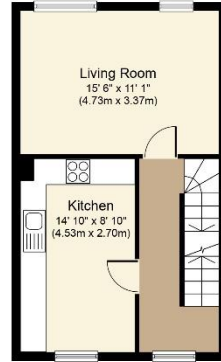
Master ensuite



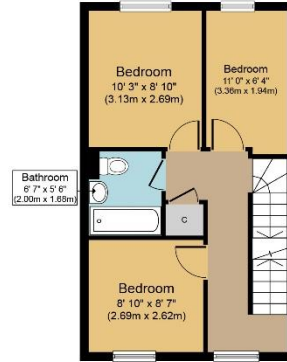
Floorplan



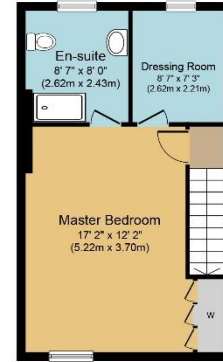
Ground Floor
Approximate Floor Area
391 sq. ft.
(36.3 sq.m.)



First Floor
Approximate Floor Area
391 sq. ft.
(36.3 sq.m.)



Second Floor
Approximate Floor Area
389 sq. ft.
(36.2 sq.m.)

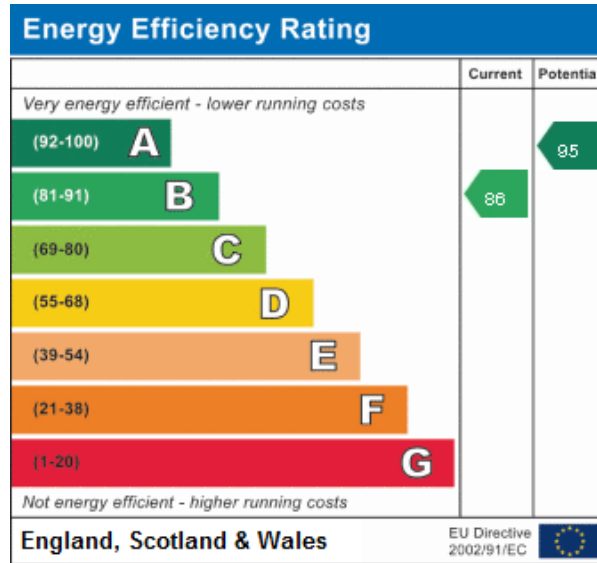


Third Floor
Approximate Floor Area
391 sq. ft.
(36.3 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



EPC



Lease information

999 from
2015

Lease length

£150 P.A

Service charge

£150 P.A

Ground rent



For more information or to arrange a viewing contact
Ian Darley, Director, Zenko Properties



Zenko Properties, 2 The
Chandlers, Leeds, LS2 7EZ



0113 247 0777



ian@zenkoproperties.co.uk



www.zenkoproperties.co.uk



ZENKO
Properties