



Dyeworks  
Leeds, LS9

**ZENKO**  
Properties

# FOR SALE

£229,950

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TWO BEDROOMS \*\* CONVERSION FEATURES \*\* MEZZANINE LEVEL \*\* IN EXCESS  
OF 850 SQUARE FEET

























STAFFORD M16  
MANCHESTER UNITED



## Two bedroom apartment

2

Bedrooms

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1

Bathrooms

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870

SQ FT

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# ABOUT

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A spacious apartment on the ground floor in a very well-established building close to the river. Many of the city's amenities are within easy walking distance including the General Infirmary (30 mins), the Law Courts (26 mins), the Railway Station (21 mins), Wellington Place (30 mins), Northern Ballet (9 mins), West Yorkshire Play House (10 mins), the bus station (10 mins) and the main shopping areas of Trinity (15 mins) and Victoria Gate (13 mins) are close by. Additionally, Leeds Dock (3 mins) over the river features a Tesco Metro, restaurants, cafes, bars and car parking. (All walking times are quoted from Google maps)

TWO BEDROOMS

GRADE II LISTED CONVERSION

HIGH CEILINGS AND EXPOSED BRICKWORK  
THROUGHOUT

FLOOR TO CEILING WINDOWS AND JULIETTE BALCONY

IN EXCESS OF 850 SQUARE FEET

EPC: D

MEZZANINE LEVEL FOR USE AS A BEDROOM OR  
STUDY

COUNCIL TAX BAND: D

SECURE GATED DEVELOPMENT

LEASEHOLD





# ABOUT.. continued

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The Dye Works is an apartment building containing just 8 apartments converted in 2007 and forming part of the wider Fearn's Island Mills scheme. The building sits on Neptune Street between the River Aire and East Street with a number of apartments having views of the river. Many of the apartments retain original features including exposed brickwork, roof timbers and ironmongery.

Ground Rent: £150 p.a (doubles every 25 years, next increase 2029)

Service Charge: £1,901.79 p.a

Lease Length: 125 years from 2004

Heating:	Electric wall mounted heaters, Metred consumption
Water:	Mains connected, via a meter
Broadband:	High speed fibre
Mobile signal:	No issues to report
Construction type:	Conversion
Flood Risk:	None
Local Planning Permissions:	N/A







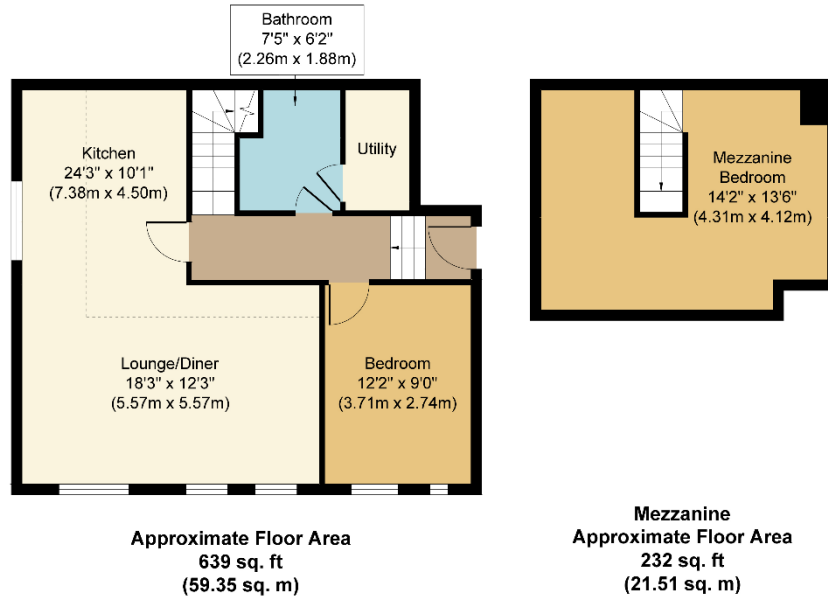
THE DYE WORKS

Fire exit

Please don't touch

Push to open

# Floorplan



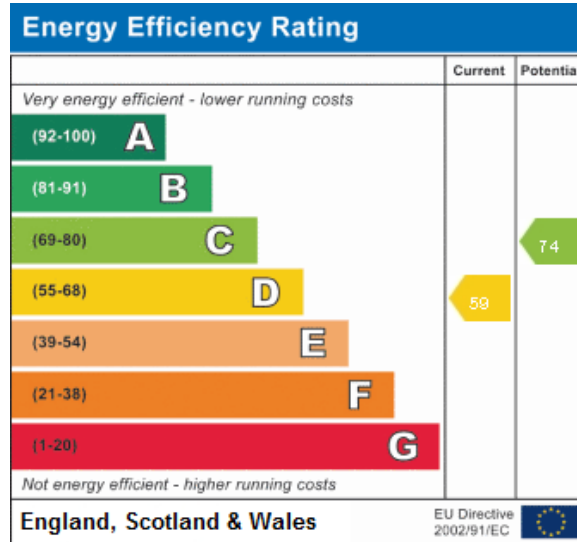
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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.

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# EPC



## Lease information

125 from  
2004

Lease length

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£2500  
P.A

Service charge

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£150  
P.A

Ground rent

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For more information or to arrange a viewing contact  
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