



Worsted House  
Leeds, LS9

**ZENKO**  
Properties

# FOR SALE

£224,950

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A GRADE II LISTED TWO BEDROOM CONVERTED APARTMENT WITH ALLOCATED  
SECURE CAR PARKING







Light switch

Black oven mitt

Black toaster, knife block, orange and green bottles

Small green and orange containers

Black coffee maker, black toaster

Knife block with knives

Black dish rack

Utensil holder with spatulas, masher, and spoons

Sink with faucet, Palmolive dish soap

Stainless steel shelf with wine bottles, coffee cups, and hanging glasses









## Two bedroom apartment

2

Bedrooms

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1

Bathrooms

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600

SQ FT

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# ABOUT

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A top floor two bedroom apartment in a very well-established Grade II listed conversion. Many of the city's amenities are within easy walking distance including the General Infirmary (30 mins), the Law Courts (21 mins), the Railway Station, (25 mins) the business district (31 mins), BBC Yorkshire (9 mins), the bus station (11 mins), West Yorkshire Play House (11 mins), Northern Ballet (9 mins) and the main shopping areas of Trinity (16 mins) and Victoria Gate (15 mins) are also close by. Additionally, there are many facilities at Leeds Dock (12 mins) including a Tesco Metro, restaurants, cafes, bars and multi-storey car parking.

TWO BEDROOM APARTMENT

APPROX 600 SQ FT

ALLOCATED SECURE PARKING

LIFT ACCESS AND MONITORED CCTV THROUGHOUT

CONVERSION FEATURES INC HIGH CEILINGS,  
EXPOSED ROOF BEAMS AND BRICKWORK

COUNCIL TAX BAND: D

JULIETTE BALCONY

EPC: TBC

ONSITE CARETAKER

LEASEHOLD



# ABOUT.. continued

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This Grade II Listed development, formerly a flax spinners and canvas manufacturers was originally laid out between 1822-26 and occupied by Moses Atkinson. Converted by Blackbrook Valley Developments in the early 2000s East Street Mills consists of 120 apartments set within five individual buildings; Worsted House comprises 42 apartments. The development sits between East Street and Bow Street with access from both sides. Some apartments have balconies, and many retain conversion features such as exposed brickwork, cast iron pillars, original roof timbers and feature windows. The site benefits from on-site caretaker, extensive CCTV system, cycle storage and Hyperoptic high-speed internet is available.

- We are advised that the current service charge £1540.18 P.A
- We are advised that the current ground is £250 P.A
- Lease length 150 years from 2009

Heating:	Electric wall mounted heaters, Metred consumption
Water:	Mains connected, via a meter
Broadband:	High speed fibre via Hyperoptic
Mobile signal:	No issues to report
Construction type:	Conversion/solid brick
Flood Risk:	None
Local Planning Permissions:	Flax Place and Bow Street





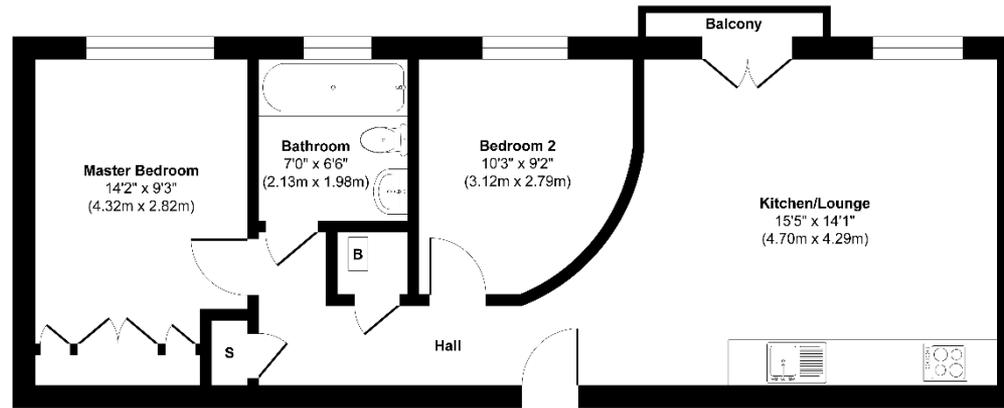
House

Worsted House



# Floorplan

35 Worsted House, East Street Mills, LS9 8ER



Floor Plan

Approx. Gross Internal Floor Area 600 sq. ft / 55.74sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



EPC



## Lease information

125 from  
2008

Lease length

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£1540.18  
P.A

Service charge

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£250  
P.A

Ground rent

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For more information or to arrange a viewing contact  
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