



Simpsons Fold  
Dock Street, Leeds, LS10

**ZENKO**  
Properties

Spacious and unique one off Three Bedroom Apartment

# FOR SALE

£650,000

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UPGRADED AND SPACIOUS THREE BEDROOM APARTMENT PENTHOUSE

LOCATED IN THE CITY CENTRE WITH EXPOSED BEAMS AND SECURE PARKING.





Open Plan Living



High Quality bespoke Kitchen





# Three bedroom, luxury and characterful apartment

3

Bedrooms

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2

Bathrooms

---

1579

SQ FT

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always  
never







# ABOUT

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Zenko Properties are extremely proud and delighted to offer for sale, this impressive, bespoke and extremely spacious, three-bedroom, two-bathroom, characterful apartment. Known as 'Big Barn' this unique apartment offers light and bright accommodation, covering over 1,560 sqft and boasts a wealth of original period features, including extensive exposed beams, open brickwork and vaulted ceilings.

Fully renovated and reconfigured by the current owners, the property exudes quality and offers a fabulous combination of period charm and contemporary living with Google Nest controlled gas central heating and Philips Hue lighting throughout. Positioned on the top floor of this sought after building the apartment comprises a spacious hallway with full height ceilings with exposed beams offering access to the kitchen/living area three bedrooms and the house bathroom. Wood effect ceramic tiled flooring is installed throughout the property and runs seamlessly from the hall opening out into the open plan living area. A simply epic space dominated by extensive beams, vaulted ceilings and exposed structural features, an ideal space for hosting and entertaining. This dual aspect loft is flooded with light from two oversized steel framed windows at one end and two huge Velux windows that the other - both of which offer stunning roof top city views to the north, south, east and west.

This high quality home is sure to impress





ELLAND  
ROAD LS 11





BUM

It's NAKED



## ABOUT.. continued

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The high-quality kitchen, forming part of the living space offers a great variety of fitted units with an over-sized island all finished with a complementary quartz work surface. High specification integrated appliances include gas oven, five burner gas hob, extractor, microwave, dishwasher and wine chiller as well as a freestanding full-size American fridge freezer to be included with sale.

The master bedroom is wonderful and full of character - Including extensive exposed beams, open brickwork fitted wardrobes and two large windows. There is ample space for a king-size bed, side tables and additional drawers if required. The en-suite, accessed through a sliding pocket door offers a sleek and contemporary bathroom with corner shower enclosure with dual head shower.

The second bedroom again teems with character with further exposed beams and sloped ceiling with two oversize Velux windows.

The third bedroom is a great size and again offer an abundance of character features, including exposed beams and three Velux roof windows. This room is presently set up as a third bedroom/home office with sufficient space for a double bed, as well as desk and chair. Furthermore, there is a huge amount of additional storage in the eaves.

The house bathroom, located off the main hallway, is a fantastic size and very light and bright with two huge Velux windows. It incorporates a white three-piece suite, with shower over bath, basin with vanity unit and quartz top and has the benefit of plumbing for a washing machine and dryer to the eaves.



# Floorplan



**Approximate Floor Area**  
**1579 sq. ft**  
**(146 sq. m)**



# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart





## Lease information

123 from  
2000

Lease length

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£5,304  
P.A

Service charge

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£260.58  
P.A

Ground rent

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# DEVELOPMENT

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Simpsons Fold is a small and characterful development located south of the River Aire, on Dock Street. This former warehouse has been carefully converted into 46 individual 1, 2 & 3 bedroom apartments, all with character, including open brickwork and some with original structural beams.

Just a few minutes walk up the road and you are on Briggate, which is pedestrianised, and where you will find the new Trinity centre - a shoppers paradise. Whilst across the road, you meet Dock Street, where you can pick up the Trans-Pennine way.

This was Leeds first city developments by an independent developer and is in fact, the oldest street in Leeds. Each apartment in the development is individually designed and this particular apartment is situated in the original building and not a new build part. Extensive views over the City and lift access to the apartment servicing only one other apartment on this level.

This high quality home is sure to impress





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