



CORNERSTONE

Flat 308, Dewhirst Buildings 33 Kirkgate, Leeds, LS2 7DR



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Dewhirst Buildings 33 Kirkgate

£155,000

Just moments from Harvey Nichols, The Victoria Quarter, and John Lewis, this third-floor property boasts exposed brickwork, high ceilings, and charming oak beams throughout. Residents also have access to a communal roof terrace.

Originally constructed around 1895, the building was thoughtfully redeveloped in the early 2000s into 24 unique apartments.

LEASEHOLD INFORMATION Lease term 125 years from 24th June 2002

Ground rent £150 pa (review period every 25 years, next review due 2027)

Service charge for 2024 £1608 pa (includes building insurance)

Communal Entrance

Secure communal entrance with individual mailboxes and lift access to all residential floors.

Hallway

Welcoming entrance hallway featuring wooden flooring, an exposed brick arch, and a wall-mounted electric heater. A convenient storage cupboard houses the hot water cylinder and provides plumbing for a washing machine.

Living Room

A stunning open-plan living space boasting exposed brickwork, wooden flooring throughout, and large double-glazed windows. Patio doors open onto the private balcony, allowing for plenty of natural light.

Kitchen

The modern kitchen is fitted with a range of base and wall units, offering ample storage. Integrated appliances include an electric oven, four-ring electric hob, and fridge/freezer.

Balcony

Accessed via the living area, the balcony overlooks the rear of the development, offering charming rooftop views.

Bedroom

The spacious bedroom is accessed from the hallway, with an additional sliding door providing the option for direct access to the living room. Featuring exposed brickwork, original character details, a double-glazed window, and wooden flooring.

Bathroom

The stylish house bathroom benefits from double-height ceilings with exposed beams and brickwork. Features include an electric skylight window, a bath with an overhead shower, a hand basin, and a W.C.

Tenure - Leasehold - Lease term 125 years from 24th June 2002

Service Charge, Ground Rent, Buildings Insurance - Service charge for 2024 £1608 pa (includes building insurance) Ground rent £150 pa (review period every 25 years, next review due 2027)

Building Mangement Company - Centrick

Council Tax Band C

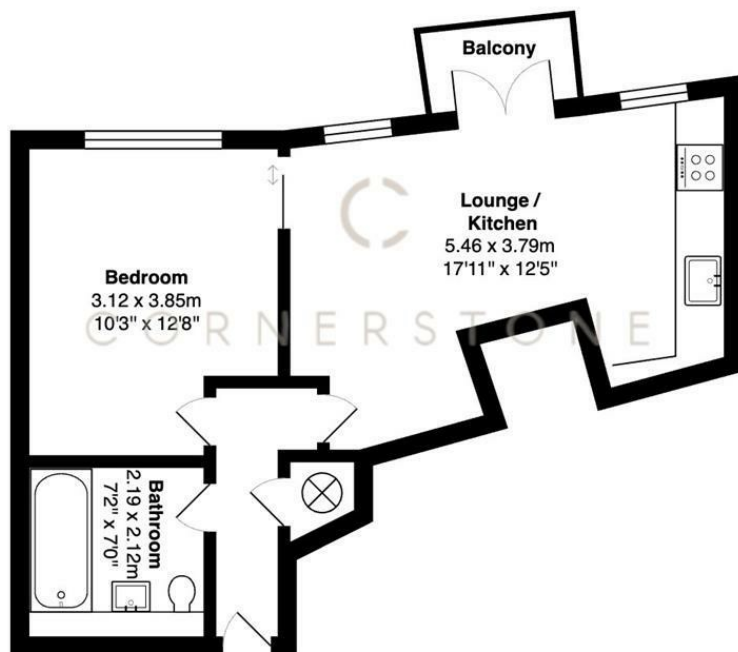
Please have the above verified by your solicitor.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers and Tenants will be asked to produce identification documentation.

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check were we reasonably can.

3. Measurements: These approximate room sizes are only intended as general





Total Area: 39.8 m² ... 429 ft² (excluding balcony)

All measurements are approximate and for display purposes only

guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority
Leeds City Council

Council Tax Band
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	79
EU Directive 2002/91/EC		





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