



## 63 Mackenzie House, Chadwick Street, Hunslet, Leeds, LS10 1PT

\*\*\*EWS1 Approved\*\*\* A chain free, beautiful and spacious two bedroom, two bathroom apartment in the Mackenzie House development in Leeds Dock.

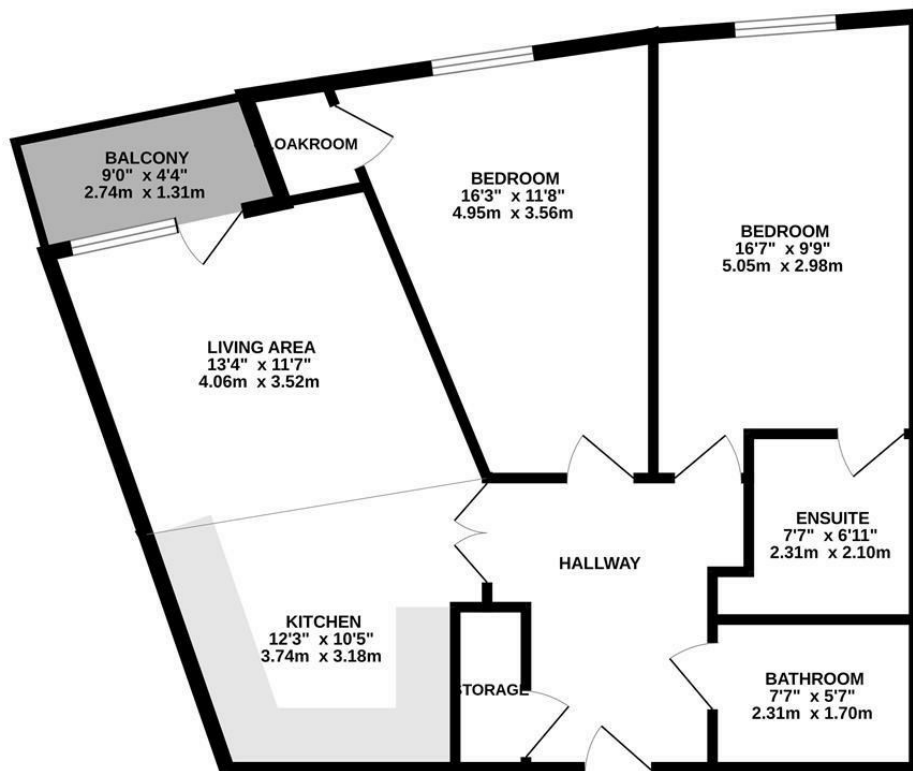
This modern apartment benefits from third-floor water views from a quiet balcony. The modern, open plan kitchen/living room contains under counter and overhead storage space, with fully integrated appliances and a dining area. Both bedrooms are large doubles, with one containing an en-suite shower room. The additional house bathroom contains a bath and shower over. A resident's lift accesses the property and on-street parking is available on Chadwick Street or at the nearby Citipark multi-storey.

Mackenzie is a modern block overlooking Leeds Dock, with all city centre amenities less than 0.5 miles away.

- Chain Free
- EWS1 Approved
- Two Bathroom
- Large Living Area
- Recent EICR
- New LED Lighting Throughout
- New Hot Water Tank
- New Kitchen Floor Coverings
- Fully Refurbished to Comply with New Regulations (Certification Available)
- New Curtains and Stainless Steel Poles Throughout

**£229,950**

## GROUND FLOOR 745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	