



41 THE CALLS  
LEEDS, LS2 7EY

£330,000  
LEASEHOLD

Why settle for ordinary when you could live in extraordinary?

MONROE

SELLERS OF THE FINEST HOMES

# 41 THE CALLS

- Duplex 1100sqft Apartment • Two Double Bedrooms • Ensuite to Principle

- Contemporary Design Throughout • Open-Plan Kitchen Living Diner with Breakfast Bar • Highly Sought After Calls Location • Close Proximity to John Lewis & Train Station • Lots of Natural Light • Large Storage Cupboard • Secure Parking



Step inside a home that dares to be different - where soaring ceilings, arched windows, and bold design come together in unforgettable style. This striking duplex in St Peters Hall isn't just a place to live - it's a place to love.

Set within the iconic St Peters Hall, a landmark development steeped in character and nestled on The Calls in the heart of Leeds City Centre, this truly unique duplex apartment is a rare find.

From the moment you step inside, you're met with a spacious entrance hall, two generous double bedrooms, a sleek, fully tiled house bathroom, and two large storage rooms offering plenty of practical space.

But the real magic happens upstairs.

Ascend the internal staircase to a showstopping open-plan kitchen, living, and dining area - an inspiring space flooded with natural light from stunning church-style arched windows. Whether you're entertaining or simply unwinding, this dramatic room delivers atmosphere and wow factor in equal measure.

The stylish kitchen is thoughtfully designed, featuring a breakfast bar island and high-spec integrated appliances including a fridge freezer, oven, induction hob, dishwasher, and washer dryer - all seamlessly built in for modern living.

The principal bedroom is a peaceful retreat, complete with its own ensuite and ample space for fitted storage.

Additional highlights include one secure allocated parking space and the opportunity to own a home that effortlessly blends bold architecture with contemporary style.

Currently tenanted, this apartment also presents an appealing investment opportunity.

## REASONS TO BUY

- City Centre Parking
- Excellent location
- Five minutes from Leeds Train Station
- Amazing living space
- Two double bedrooms
- Leasehold (117 years remaining)

## LOCAL AUTHORITY

Leeds City Council

## TENURE

We are advised that the property is leasehold.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate  
Agents

Service charge: £3566.84 per annum

Buildings Insurance - £937 per annum

Ground rent: £250 per annum

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### ADDITIONAL INFORMATION

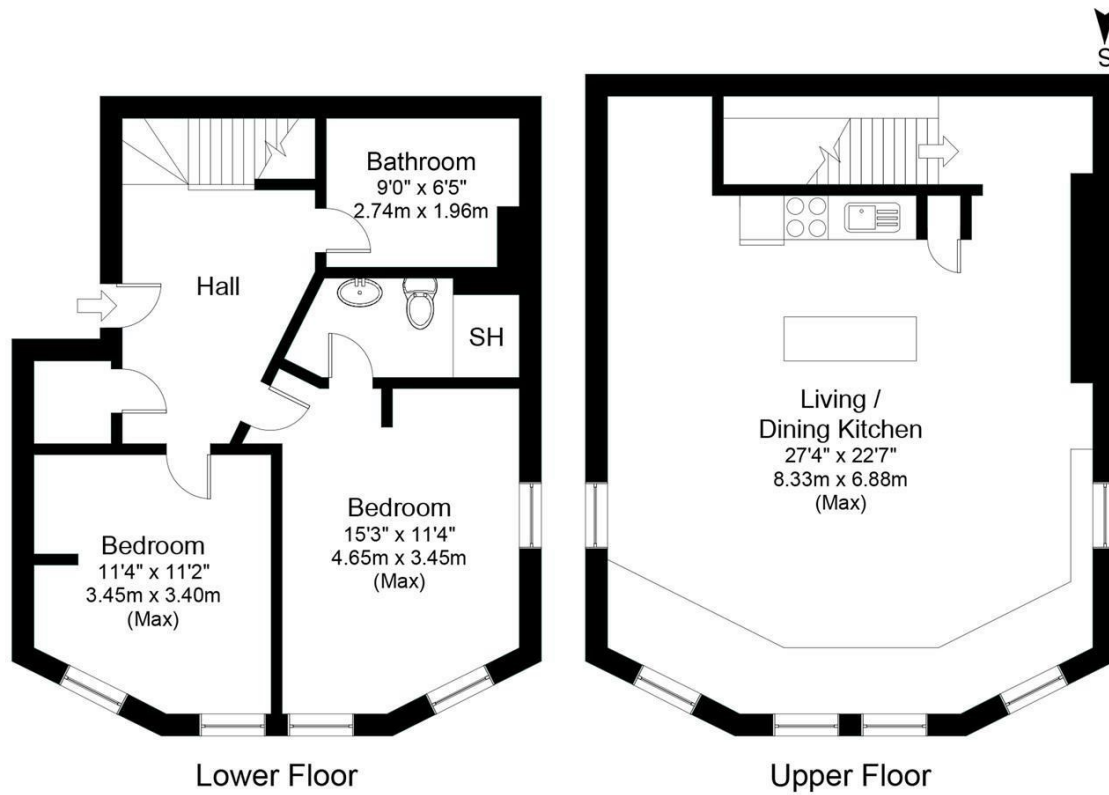
**Local Authority** – Leeds City Council

**Council Tax** – Band D

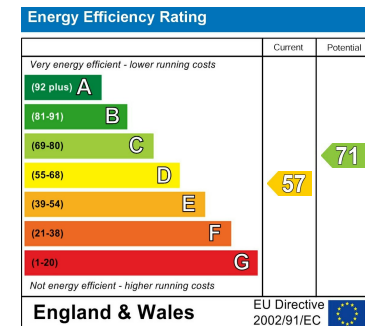
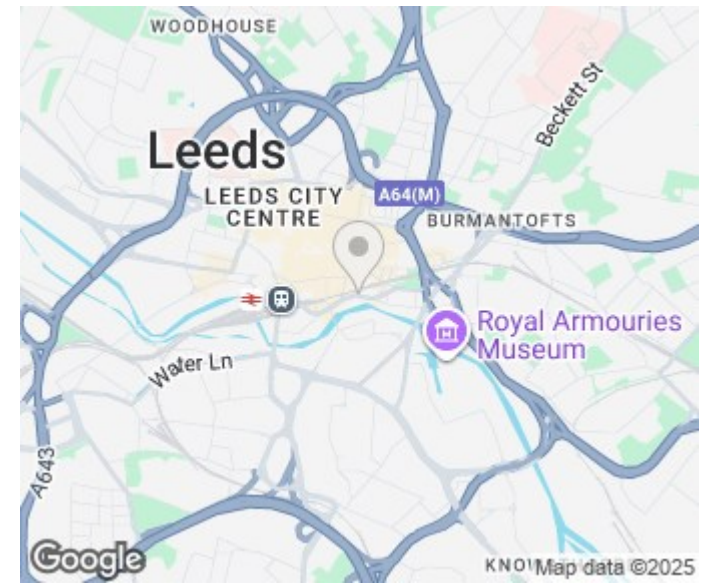
**Viewings** – By Appointment Only

**Floor Area** – 1130.00 sq ft

**Tenure** – Leasehold



Gross internal floor area (approx.): 105.0 sq m (1,130 sq ft)  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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