



MONROE

SELLERS OF THE FINEST HOMES

Ironworks David Street Leeds

£340,000
LEASEHOLD

A modern two-bedroom, two-bathroom apartment with large outdoor terrace on the 1st floor of The Ironworks, a stylish development in Holbeck Urban Village. Ideally located just a short walk from Leeds Train Station and Granary Wharf, with popular cafés, bars, and fitness studios nearby. Perfect for first-time buyers or investors seeking a well-connected city home with strong rental appeal



- Large Outdoor Terrace • Two Luxury Bathrooms • Two Double Bedrooms • Exclusive Development • Secure Allocated Parking

Introducing...The Ironworks

An exceptional opportunity to purchase a contemporary two-bedroom, two-bathroom apartment situated within the highly regarded Ironworks development in Holbeck Urban Village, one of Leeds' most vibrant and rapidly evolving urban quarters. Located on the first floor, this beautifully finished home blends high-quality interiors with a superb city-centre location, perfect for both owner-occupiers and investors alike.

The building is EWS1 compliant, ensuring peace of mind for buyers

Inside, the apartment features a well-proportioned double bedroom with built-in wardrobe space, two modern, tiled bathrooms, and a bright open-plan living/kitchen area. The living space is further enhanced by a large outdoor terrace ensuring the finest outdoor living.

REASONS TO BUY

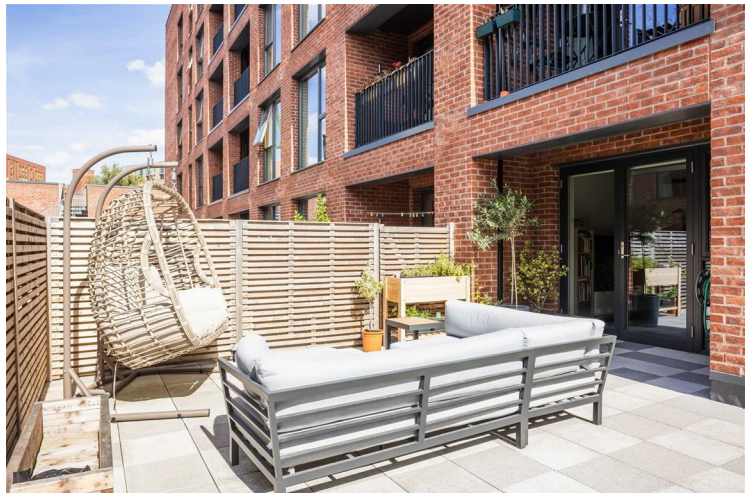
- EWS1 Compliant Building
- Near To Leeds Train Station
- Prime Leeds City Centre Location

- 999 Year Lease
- Excellent Investment Property
- Great for First Time Buyers
- Large Outdoor Terrace
- Recently Built

ENVIRONS

The Ironworks, completed in 2022 by developer PfiPigloo, is a boutique scheme of just 68 individually designed homes. The development pays homage to the industrial heritage of the surrounding area through its bold architecture and characterful design elements, while incorporating modern materials and finishes to deliver stylish, urban living. Positioned on David Street, just off Water Lane, the building sits at the heart of Holbeck Urban Village – a creative and cultural hub that has become one of Leeds' most desirable postcodes for young professionals.

Inside, the apartment offers a well-considered layout comprising a spacious open-plan living and dining area with floor-to-ceiling windows, two generously sized double bedrooms, and two luxurious bathrooms, including a private en-suite to the principal bedroom. The living space opens out onto a private terrace, offering a quiet outdoor retreat in the



- Luxury Open Plan Kitchen • Stunning Apartment • Excellent Location • 10 year NHBC guarantee • Call the office for a viewing today

heart of the city. Contemporary finishes, clean lines, and quality fixtures run throughout, creating a warm yet sophisticated atmosphere. The property also benefits from an allocated, fob-accessed, underground parking space directly beneath the building – a rare and valuable asset in this central location.

Holbeck Urban Village is widely recognised as Leeds' leading regeneration area, combining rich industrial history with cutting-edge design and a growing collection of independent bars, cafés, and creative workspaces. Residents are within easy reach of local favourites such as Northern Monk Brewery, The Midnight Bell, The Cross Keys, and Out of the Woods Café, while nearby wellness spots like The Hot Yoga Studio and Barrecore contribute to the area's lifestyle appeal. Just a short walk away, Granary Wharf offers scenic canal-side dining and retail, while Leeds Train Station (southern entrance) is just a 7-minute stroll, providing outstanding connectivity for commuters and city explorers.

The wider city of Leeds is one of the UK's most dynamic and fastest-growing cities, renowned for its thriving



business sector, major universities, cultural attractions, and retail offerings. Developments like Wellington Place, Leeds Dock, and the upcoming South Bank regeneration are transforming the urban landscape, with Holbeck Urban Village sitting right at the centre of this transformation. From the apartment, destinations such as Trinity Leeds, Victoria Gate, Wellington Place, Leeds General Infirmary, and the Leeds Law Courts are all easily accessible on foot – making this location as practical as it is vibrant.

TENURE - We are advised that the property is leasehold and vacant possession will be granted upon completion

Contact Monroe Estate Agents today to arrange your viewing

Whether you're a professional seeking stylish and connected city living, or an investor looking for a high-demand rental property in a sought-after location, this outstanding apartment at The Ironworks delivers.

LOCAL AUTHORITY - Leeds City Council

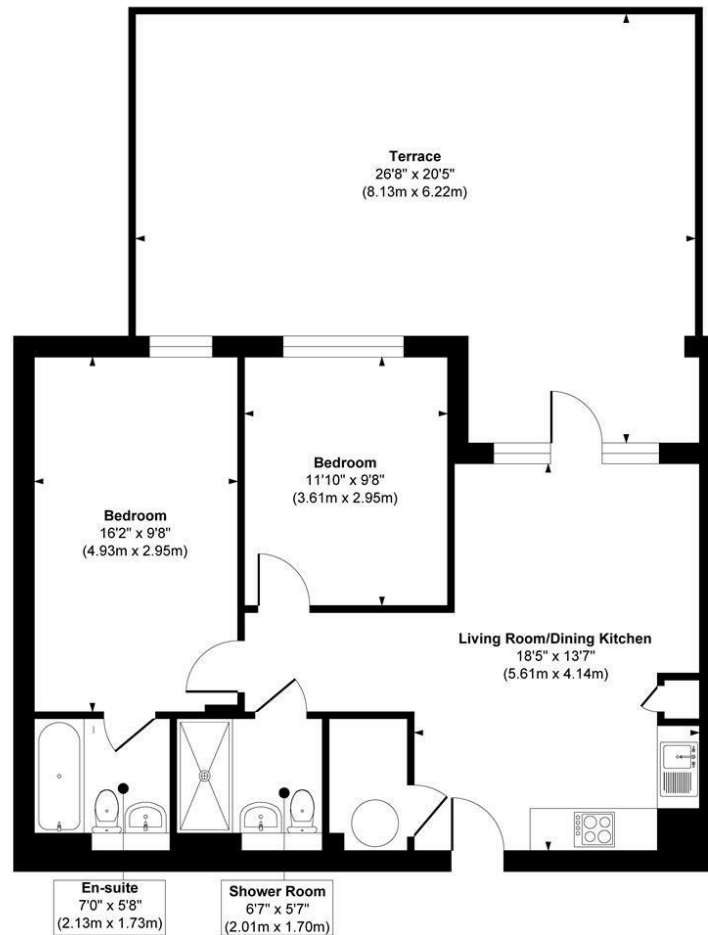




Additional Information

Local Authority - Leeds City Council
Council Tax - Band D
Viewings - By Appointment Only

Floor Area - 688.90 sq ft
Tenure - Leasehold



Floor Plan

Approx. Gross Internal Floor Area 683 sq. ft / 63.45 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Show Home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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

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

Leeds City Centre
Leeds City Centre
Whitehall Road Leeds
LS12 1FJ

0113 350 0866
citycentre@monroeestateagents.com

MONROE
SELLERS OF THE FINEST HOMES