



43 BRITANNIA HOUSE, YORK PLACE

LEEDS, LS1 2EU

£425,000
LEASEHOLD

Unique penthouse apartment – spectacular 1,000 sq ft terrace – largest in LS1 – 270° rooftop city views – £50,000 in upgrades – two double bedrooms – over 800 sq ft of luxury living – panoramic floor-to-ceiling windows – underfloor heating – abundant natural light – heart of Leeds city centre – five minutes to the train station

MONROE

SELLERS OF THE FINEST HOMES

43 BRITANNIA HOUSE, YORK

• Top Floor Penthouse • Vacant Possession • Huge Corner Balcony • Central Leeds City Centre Location • Modern Throughout • Recently Renovated • Spacious • High End Finish • New Kitchen • Call now for a Viewing



Monroe are delighted to present this truly exceptional two-bedroom penthouse apartment in the prestigious Britannia House, right in the heart of Leeds city centre (LS1). This remarkable property – often described as a “bungalow on the roof” – offers over 800 sq ft of luxurious living space and boasts what is believed to be the largest private terrace in Leeds, spanning an incredible 1,000 sq ft with breathtaking 270-degree rooftop views across the city skyline.

The apartment has been beautifully upgraded throughout, with many enhancements that showcase a perfect blend of elegance and modern design. The spacious open-plan living area is flooded with natural light through floor-to-ceiling panoramic windows, creating a bright and airy atmosphere. The luxury kitchen is finished to the highest standard, featuring granite worktops, Neff appliances, an integrated wine cooler, and ample storage – ideal for both everyday living and entertaining.

There are two generous double bedrooms, each with built-in mirrored wardrobes and access to the terrace. The deluxe bathroom offers a touch of spa-style luxury, fitted with a rainfall shower, separate hand shower, vanity sink unit, and contemporary tiling. Additional features include digital underfloor heating, high-quality flooring, and double glazing throughout.

The highlight of this property is undoubtedly the spectacular wraparound terrace, offering panoramic views of the Leeds skyline and all-day sun. Split into two sections with stylish decking, landscaped planters, and artificial turf, this unique outdoor space is perfect for relaxing, dining, or entertaining in total privacy above the city.

Britannia House is a highly regarded development located in the vibrant commercial district of Leeds, surrounded by a wealth of amenities. Residents are just moments away from top-quality bars, cafés, and restaurants, with Trinity Leeds, Greek Street, and Wellington Place all within easy reach. The property is also just a five-minute walk from Leeds City Station, providing excellent transport links across West Yorkshire and beyond.

REASONS TO BUY

- Central Leeds Location
- Large Terrace Space with Skyline Views
- Two Ensuite Bedrooms
- High Spec Finish Throughout
- Instant Rental Income

ENVIRONS

Britannia House is conveniently located in the centre of

Leeds. Set in the heart of the City, this apartment is a stone's throw away from various bars, restaurants and shops. Britannia House is surrounded by frequent public transport links in and out of Leeds City Centre.

This is a truly unique opportunity to own one of Leeds' most impressive penthouse apartments – combining luxury, space, and unbeatable city views in an enviable LS1 location. Early viewing is highly recommended.

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ADDITIONAL INFORMATION

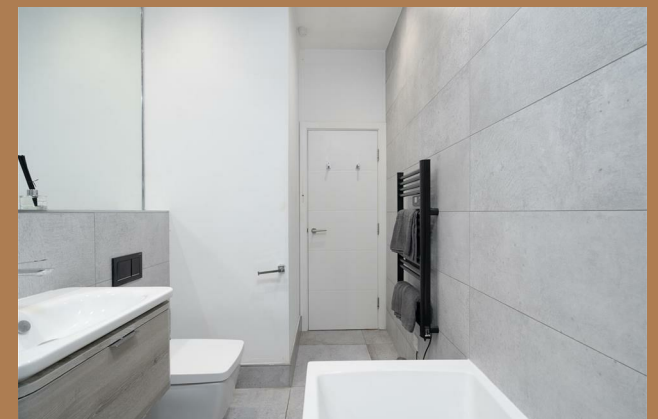
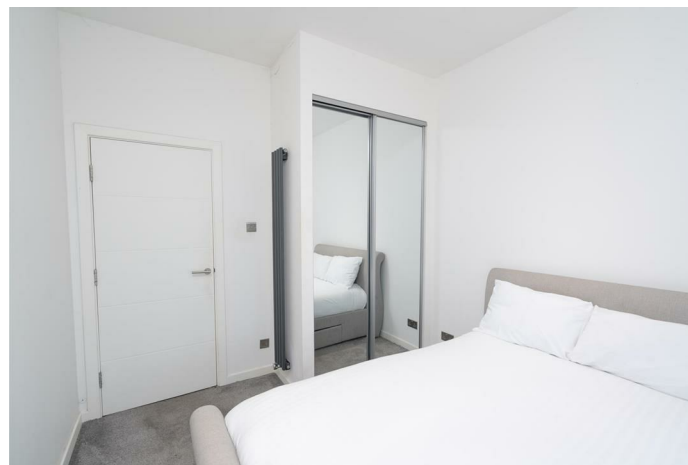
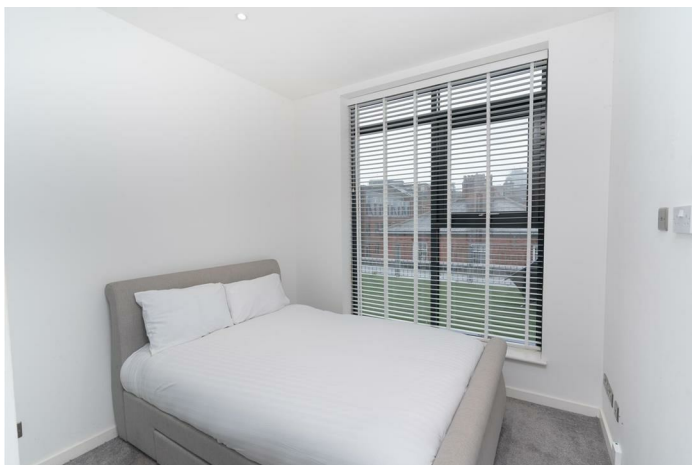
Local Authority –

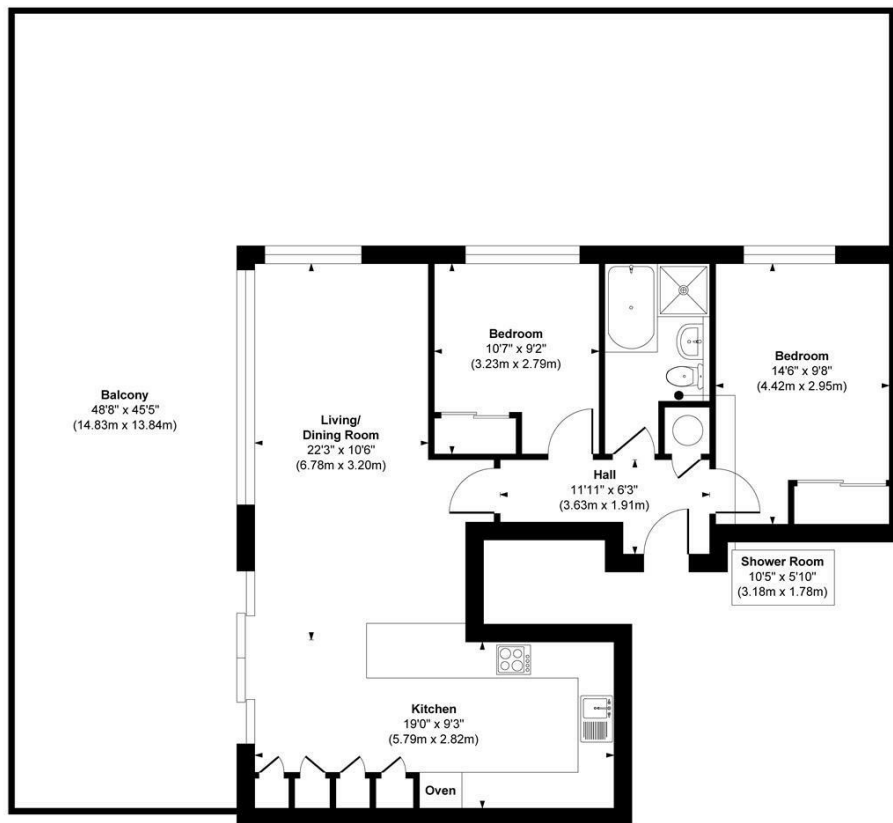
Council Tax – Band F

Viewings – By Appointment Only

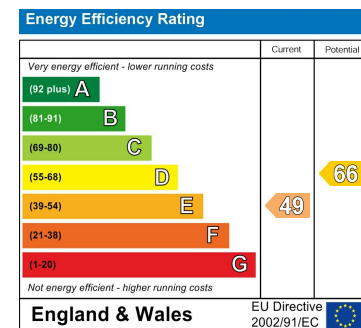
Floor Area – sq ft

Tenure – Leasehold





Floor Plan
Approx. Gross Internal Floor Area 781 sq. ft / 72.55 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
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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

Monroe Lettings and Property
Management
Whitehall Road
Leeds
LS12 1FJ

0113 350 0866
hello@monroelettings.com
www.monroelettings.com

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