



53A, GREAT GEORGE
STREET, LEEDS, LS1
3BB

£230,000

2 Bedroom Flat

EPC Rating: D

LINLEY &
SIMPSON

Forming part of the small and boutique conversion of 53a Great George Street, is this beautifully presented, 2nd floor, two bedroom apartment.

Available furnished through separate negotiation and covering over 635sqft, the characterful living space is flooded with light, via two large Georgian windows - which offer views towards the Leeds General Infirmary.

Off the entrance hall, is a funky bathroom and two double bedrooms.

The Vendor informs us of the following charges:-

Ground Rent - £0 / Service Charge - £1,120pa, including buildings insurance / Lease Term - 199 years from 2018.

THE DEVELOPMENT:-

From its prime city centre location and carefully considered design, to its high specification and meticulous attention to detail, 53 Great George Street really does stand out from the crowd. Consisting of only four dwellings, this boutique development offers the very best of old and new, by retaining and restoring the building's original personality and period elegance and enhancing its appeal with the latest stylish and modern detailing. Its LS1 postcode provides easy access to some of the best that Leeds has to offer, with shopping, dining, culture and entertainment all within a few minutes' walk.

LOUNGE / DINER:-

The open plan living area is very impressive - with two large Georgian windows, offering city views towards the elegant core of the LGI. The room boasts high ceilings with cornicing, engineered flooring and a characterful chimney breast, with feature fireplace.

KITCHEN:-

The recessed kitchen offers a range of white wall and base units, topped off with wood effect tops and upstands. Built-in appliances include, a full size fridge-freezer, stainless steel electric double oven, halogen hob with extractor over and dishwasher.

BEDROOM 1:-

The main bedroom is a great size, with high ceilings and a large west facing Georgian window - which floods the space with light. The room easily allows for a king-size bed, side tables and drawers - where large wardrobes can be placed either side of the chimney breast.

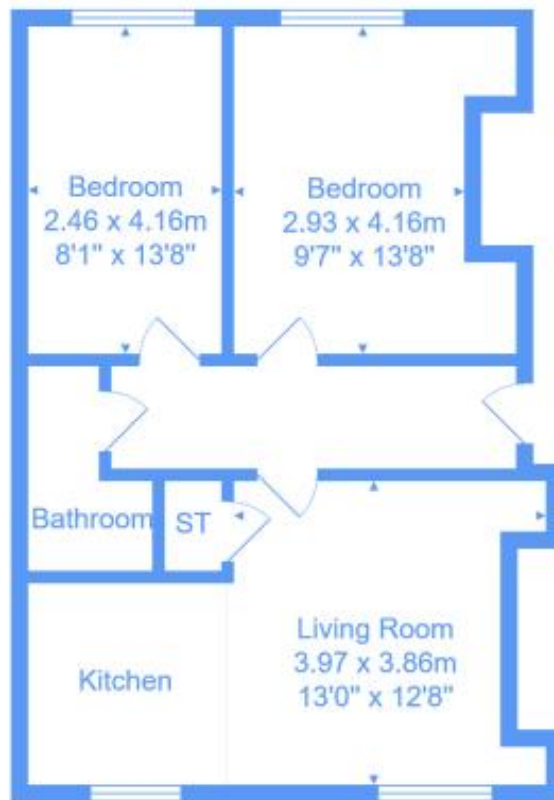
BEDROOM 2:-

The second bedroom is a good size, again with high ceilings and a large west facing Georgian window. The room will allow for a double bed, side tables and drawers - making it ideal for owner-occupiers and sharers alike.

BATHROOM:-

The house bathroom is very contemporary, light and bright. Fully tiled throughout, it encompasses a designer white suite - with mixer controlled shower over bath, chrome fixtures and fittings, built-in mirrored storage and heated towel rail.





All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Agents Notes

Referral fees: We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member. Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.