



40 HANOVER
SQUARE, LEEDS, LS3
1BQ
£280,000
3 Bedroom Flat
EPC Rating: E

LINLEY &
SIMPSON

Forming part of the small development of Anstey House, is this totally unique, 3 bedroom, 2 bathroom, garden apartment.

Set over 2 floors and covering 1,450 sqft, the open plan living space is a great size, with oak framed sliding door - which opens onto a large walled terrace.

The modern kitchen is gloss white in finish and comes complete with integrated appliances, including an electric oven, halogen hob, dishwasher and full size fridge-freezer.

Off the spacious entrance hall, is the 3rd bedroom, which benefits from a huge Georgian window offering views towards Hanover Square - interestingly, stairs lead down the properties main living quarters.

On the lower level and accessed via a generous hallway, are two double bedrooms, the master having an en-suite shower room, the house bathroom, a walk-in wardrobe, two further storage cupboards and of course, the open plan living space.

One allocated gated parking space is included.

The Vendor informs us of the following charges:-

Ground Rent - £250pa / Service Charge - £2,500pa

Lease Term - 999 years from 2005.

EPC Rating E.

THE DEVELOPMENT:-

Anstey House, is a former Georgian town house located on the western side of Hanover Square. Carefully converted into eight apartments, you are ideally located for easy access into and out of the city, as well as the LGI, Dental School and both Universities. This property is well positioned for easy access to the popular bars, shops and restaurants this area has to offer.

LIVING SPACE - (20' 8" x 16' 1"):-

Occupying the majority of basement in the development, is the spacious open plan living space. Set over 2 levels in parts, the space allows for a 8 seater dining table and extensive lounging - all of which benefit from a sash window and oversized sliding door - which opens onto a large flagged terrace. The original chimney breast, has been adapted to allow for a large flat screen TV and stunning electric, feature fire.

TERRACE - (17' 5" x 7' 7"):-

Accessed via an oak framed sliding door, this fully stone flagged terrace, with feature mosaic, mirrored wall art, allows for extensive alfresco dining and a city garden - if so desired. Located off the terrace, is a large storage room, which also doubles up as a utility room and where the washing machine and tumble dryer are currently housed.

KITCHEN:-

The extensive recessed kitchen, offers a range of gloss white wall and base units, finished off wood effect work tops and subway tiled splash backs. Built-in appliances include, an integrated fridge-freezer, dishwasher, stainless steel electric oven and halogen hob, with trendy extractor hood over.

BEDROOM 1 - (20' 8" x 10' 10"):-

The main bedroom, which is located off the lower hallway - is a fantastic size. This lovely room, complete with character chimney breast, easily allows for a king-size bed, side tables, extensive wardrobes and drawers. Light floods onto the space, via a sash window, complete with deep sill - and the room has the added benefit of an en-suite shower room.

BEDROOM 2 - (12' 2" x 14' 1"):-

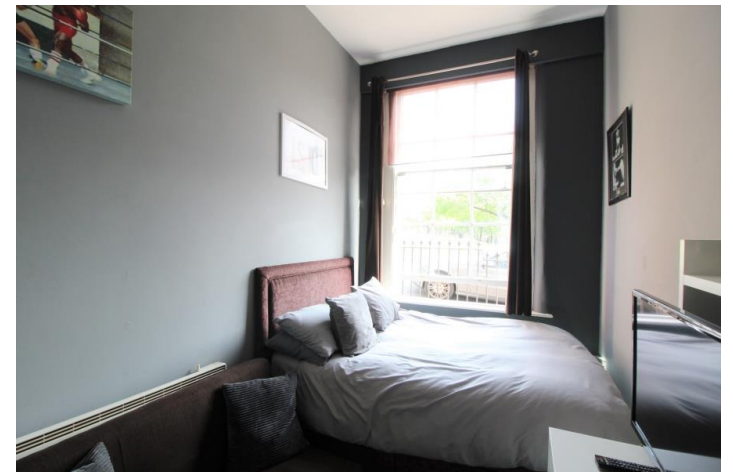
The second bedroom, which is also located off the lower hallway and currently set up as an office/games room, is again a characterful space. Complete with a sash window, the space easily allows for a king-size bed, side tables and extensive wardrobes.

BATHROOM:-

The spacious house bathroom, complete with barrel ceiling, is fully tiled and encompasses a floating toilet, chrome fixtures and fittings, square sink with storage under, large bath, with mixer shower over, chrome heated towel rail, lengthy wall mounted mirror and feature lighting.

BEDROOM 3 - (12' 6" x 7' 3"):-

The third bedroom, which is located on the upper level, benefits from high ceilings and an oversized Georgian window - that floods the space with light. The room allows for a double bed, side tables and wardrobes - making it a great room for visiting guests.

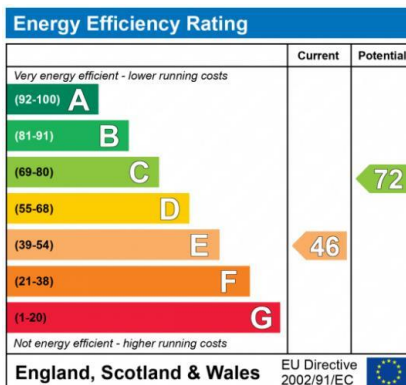




Total Area: 137.5 m² ... 1480 ft² (excluding terrace)

All measurements are approximate and for display purposes only.

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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

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