



Merchants House, North Street, LEEDS LS2 7PN

welcome to

Merchants House North Street, LEEDS

A well-presented and good sized three bed duplex apartment which benefits from having contemporary fittings, large windows and high ceilings. In brief the property comprises; entrance hall, open plan kitchen, dining room and lounge, three bedrooms, bathroom, shower room and en-suite.



Merchants House, North Street

A well-presented and good sized three bed duplex apartment which offers an allocated parking space, benefits from having contemporary fittings, large windows and high ceilings. In brief the property comprises; entrance hall, open plan kitchen, dining room and lounge, three bedrooms, bathroom, shower room and en-suite. The property also benefits from having Dimplex smart heaters installed, which can be controlled by an app and are energy efficient.

Merchants House is a stunning conversion spanning most of North Street, as it meets Trafalgar Street. The Northern Quarter has an array of trendy and unique restaurants, Gastro style pubs and an abundance of cafes and takeaways to sample - it also benefits from being a few minutes' walk away from Victoria Gate, which incorporates John Lewis. The property is also in an ideal location for access to transport links, being within close proximity to the train station and bus station.

A viewing is a must to fully appreciate the quality of accommodation on offer.

Entrance Hall

The apartment door opens into the entrance hall, which has a storage cupboard and stairs rising to the upper floor.

Open Plan Lounge / Dining Room

22' 9" x 14' 11" (6.93m x 4.55m)

Open plan lounge and dining room with double glazed window and double glazed sliding doors leading out to the balcony.

Kitchen

28' x 9' (8.53m x 2.74m)

A contemporary style kitchen with a range of wall and base units with complimentary work surfaces over which incorporate a sink and drainer with mixer tap. Split level cooking comprises; Integrated electric double oven and electric hob with cooker hood above. Integrated Dishwasher, wine fridge and fridge freezer.

Bedroom One

16' 11" x 11' 10" (5.16m x 3.61m)

A double bedroom with double glazed window. This bedroom also benefits from having an en-suite.

En-Suite

A fully tiled en-suite with a walk in shower, wash hand basin, low flush wc and heated towel rail.

Shower Room

Fully tiled with a walk in shower cubicle, wash hand basin and low flush wc. Heated towel rail.

Upper Floor Landing

Stairs rise from the entrance hall up to the landing and provides access to two further bedrooms and the bathroom.

Bedroom Two

10' 7" x 16' 7" (3.23m x 5.05m)

A second double bedroom, with a storage cupboard, electric heater and Velux window.

Bedroom Three

10' 9" x 16' 5" (3.28m x 5.00m)

A third double bedroom with Velux window.

Bathroom

A white three piece suite comprising; free standing roll top bath with chrome feet, wash hand basin and low flush wc. Spot lights and extractor fan.



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welcome to

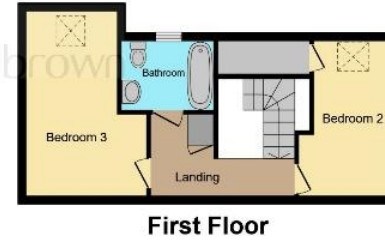
Merchants House North Street, LEEDS

- Well Presented Duplex Apartment
- Three Bedrooms
- Large Windows & High Ceilings
- Ideal Location
- Train & Bus Stations Within Close Proximity

Tenure: Leasehold EPC Rating: D

offers over

£325,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HEA105241 - 0005

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