



Faroe Gotts Road, Leeds LS12 1DF

welcome to

Faroe Gotts Road, Leeds

A fantastic two bedroom penthouse style duplex apartment situated within the popular City Island development which offers amazing views and great access to local amenities and transport links.



Faroe, Gotts Road

STUNNING DUPLEX PENTHOUSE style apartment in the popular CITY ISLAND development with one parking space in secure underground car park. TWO BEDROOMS, TWO BATHROOMS and two storage rooms, an OPEN LIVING SPACE with spiral staircase and a wrap around SKY TERRACE with AMAZING VIEWS across the city (including River Aire, Leeds Liverpool canal, Monk Bridge and a lot of nature), this is a fantastic opportunity not to be missed! LUXURIOUS and modern industrial decor are some of the highlights of this property. Every detail was thought through, each piece of furniture placed in a strategic place, to allow you to enjoy amazing views while having dinner, seating on the sofa, from any of the bedrooms' working areas or even from bed. Whilst, also offering great amounts of storage space.

Open Plan Lounge / Kitchen

22' 3" x 19' 5" (6.78m x 5.92m)

Lounge Area

A bright and airy lounge with stunning double height windows provide views across the city. Double doors lead out onto the private terrace and a feature spiral staircase provides access to the mezzanine level. A large 65" TV and storage unit fit with cooling fans offers space for a surround sound system, PC and up to 2 gaming consoles, all can be accessed from any of the TVs in the flat through all the HD HDMI cables installed inside the walls. A comfortable 3 seats leather sofa with large industrial coffee table and PC monitor make this a special working & entertainment space. The lounge also benefits from having high efficiency heaters and electric blinds.

Kitchen Area

A modern stainless steel fitted kitchen with a range of wall and base units, stone worktops & backsplash, fridge freezer, dishwasher, microwave, exhaust, hob and oven. A 6 seats dining table separates the lounge and kitchen areas whilst maintaining the open plan feel.

Bedroom One

11' 10" x 13' 9" (3.61m x 4.19m)

An attractive and good size double bedroom with doors leading out onto the wrap around terrace.

Bedroom Two

Irregular Shaped Room 8' 9" x 14' 2" (2.67m x 4.32m)

Accessed via the spiral staircase, the second bedroom is positioned on the mezzanine level and offers a fantastic view through the double height windows which have electric blinds. Storage room as well as a study/working area.

En-Suite

The second bedroom benefits from an en-suite shower room, with modern suite including WC, sink, corner shower unit and washing drier machine.

Bathroom

A modern and spacious bathroom including a bath with shower over, sink and WC.

Terrace

A private wrap around sky terrace, with artificial grass, stone floor and beautiful plants are another highlight of this property. With amazing views across the city (including River Aire, Leeds Liverpool canal and Monk Bridge. The terrace also offers a storage unit.

The Development

City Island is a quality residential development, built between the river Aire and Leeds Liverpool canal. There is an on-site concierge, extensive communal grounds and future pond with fountains. This property is well positioned for easy access into and out of the city centre, as well as the bars and restaurants the West End of the City has to offer with the main train station and Trinity shopping centre being a short walk away.



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welcome to

Faroe Gotts Road, Leeds

- Duplex Penthouse Style Apartment
- Sought After Location
- Two Bedrooms
- Balcony & Terrace
- Secure Parking Space

Tenure: Leasehold EPC Rating: E

£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 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:
HEA108169 - 0005

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