



Denison Hall, Hanover Square, Leeds LS3 1BW

welcome to

Denison Hall Hanover Square, Leeds

A one bedroom apartment situated in the historic grade II listed Denison Hall is oozing character and charm throughout.



Denison Hall

A one bedroom apartment situated within Denison Hall, a grade II listed Georgian property which was built in 1796 and is located in the Hanover Square conservation area. The apartment offers a perfect blend of heritage and modern living, with original features which include the deep skirtings, high ceilings, decorative plaster work and sash windows. Denison Hall also offers the utmost security and convenience provided by the electronically operated security system. In brief the apartment comprises; entrance hall, lounge, kitchen, bedroom and bathroom. Externally the property sits in well maintained gardens and offers allocated parking. The apartment is currently achieving a rental income of £1100 per calendar month.

Communal Entrance Hall

A grand entrance hall with spiral staircase leading up the apartment.

Apartment Entrance Hall

The apartment door opens in to the entrance hall, which has a secure entry intercom phone and a storage cupboard/cloakroom.

Lounge

20' x 16' 5" (6.10m x 5.00m)

Featuring 18 foot high ceilings, deep skirtings, ornate ceiling coving, three radiators and three sash windows to the front elevation.

Kitchen

16' 5" x 5' 11" (5.00m x 1.80m)

Fitted with a range of wall and base units with complimentary roll edge work surfaces over which incorporates a stainless steel sink and drainer unit with mixer tap. Split level cooking comprises; electric oven with gas hob over and cooker hood above. Integrated fridge freezer, washing machine and dishwasher. Tiling to splash backs, extractor fan and skylight window.

Bedroom

14' 1" x 10' 2" (4.29m x 3.10m)

A double bedroom with high ceilings and character features including sash window to the rear elevation. The bedroom also offers a walk in wardrobe.

Bathroom

A white three piece suite comprising; panelled bath with mixer taps and a shower attachment, wash hand basin and low flush wc. Part tiling to walls, wall to wall mirror and chrome towel rail.

Externally

Externally the property benefits from sitting in well maintained communal grounds with allocated parking and secure gated access.

History Of Denison Hall

Denison hall was built in 1786 for a rich wool merchant and was converted into apartments after 1989 yet many of the beautiful original features remain, including the sweeping staircase in the communal hallway.



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welcome to

Denison Hall Hanover Square, Leeds

- Guide Price £220,000 - £230,000
- Well-Presented One Bedroom Apartment
- Set Within A Grade II Listed Building
- Great Access To Local Amenities & Transport Links
- Gated Entry, Communal Gardens & Allocated Parking

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£220,000 - £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108349 - 0005

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