



Westray, Gotts Road, Leeds LS12 1DJ

welcome to

Westray Gotts Road, Leeds

Discover urban living at it's finest with this stunning two bedroom duplex apartment in the highly sought after City Centre development of City Island. This contemporary apartment offers a spacious open plan layout, modern finishes and the convenience of City Centre living.



Westray, Gotts Road

Welcome to this exceptional two-bedroom duplex penthouse at Westray, City Island, offering a blend of contemporary design and comfortable living in a prime location. This apartment features a large kitchen/living area benefitting from south/west dual aspect views of Leeds Canal. The double height windows create a bright and open feel to the living area. A spiral staircase leads to a large mezzanine level, offering flexibility to be used to as a bedroom, or a cosy living room / office. The mezzanine features a convenient en-suite bathroom as well as hidden walk-in wardrobe. There is also a good sized double bedroom and contemporary bathroom. Additionally, the property offers two balconies over looking the canal which are accessed from both the lounge and the bedroom. Residents benefit from having access to a secure underground parking space. Citispace is conveniently situated within a popular and sought after city centre development, which offers easy access to Leeds city station and the motorway network access into Leeds, as well as offering access to local amenities.

Entrance Hall

The apartment door opens in to a welcoming entrance hall with a convenient storage cupboard housing the boiler, newly replaced in 2023

Open Plan Lounge / Kitchen

20' 9" x 16' 6" (6.32m x 5.03m)

Lounge Area

The lounge area is extremely light and bright, thanks to its double height windows. Double doors lead out to the balcony which over looks the canal. A stylish spiral staircase leads up to the mezzanine level.

Kitchen

Recently updated to a high standard, the kitchen is fitted with a range of wall and base units offering ample storage space, with complimentary work surfaces over which incorporates a sink unit with flexi mixer tap. Split level cooking comprises; electric oven and induction hob above with cooker hood over. Integrated fridge freezer, washing machine, dishwasher and microwave. The kitchen Island offers more storage and breakfast bar.

Bedroom

13' 9" x 13' 4" (4.19m x 4.06m)

An attractive and spacious double bedroom with double glazed window and a door leading out onto the second balcony.

Bathroom

A fully tiled bathroom having a modern three piece suite comprising; bath with mains fed shower over and screen to the side, wash hand basin and low flush wc.

Mezzanine Level / Bedroom

17' 1" x 15' 2" (5.21m x 4.62m)

The mezzanine offers flexibility to use as either a large double bedroom, or cosy TV/Office space. Accessible via the spiral staircase, offering stunning views through the double-height windows.

En-Suite

A luxuriously fully tiled with a walk-in shower cubicle, wash hand basin, and low flush WC.

Location

This apartment serves as a perfect location for professionals, or as an ideal entry point for first-time buyers eager to step onto the property ladder. Alternatively, with its lucrative rental yield, this property presents a compelling investment opportunity in the vibrant Leeds market.

Conveniently positioned within walking distance of the city centre, residents enjoy easy access to various amenities. Multiple access points, such as along the Canal or Wellington Street, ensure quick commutes to the City Centre and Leeds Train Station. Excellent access to the A58 provides efficient transport links to the M62 and M1.



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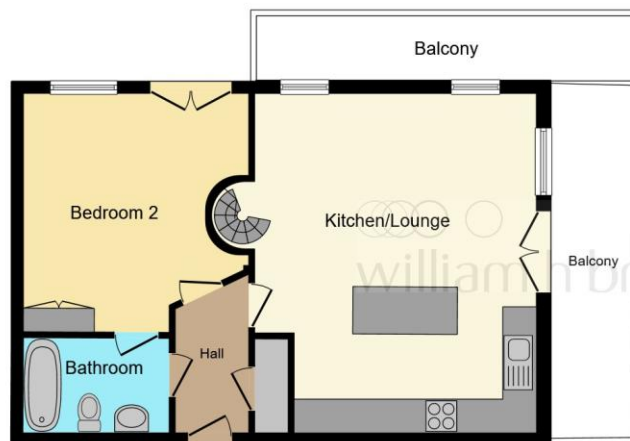
- Guide Price £280,000 - £290,000
- Penthouse Duplex Apartment
- Two Bedrooms
- Balcony
- Allocated Parking Space

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£280,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability must rely upon its own inspection(s). Powered by www.focalagent.c



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Property Ref:
HEA108506 - 0004

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