



**Block B Victoria Riverside, Atkinson Street, Hunslet Leeds LS10
1EU**

welcome to

Block B Victoria Riverside, Atkinson Street, Hunslet Leeds

A stylish two-bedroom apartment, which offers modern living and is perfectly located for access to Leeds City Centre.



Victoria Riverside

A contemporary two bedroom apartment situated in an ideal location to access Leeds City Centre which offers modern living with convenient proximity to the City's amenities and transport links. This stylish property features an open plan living area, a fully equipped kitchen, two bedrooms, master en-suite and sleek bathroom. Residents can enjoy the vibrant city life with nearby shops, restaurants, cultural venues and excellent public transport links.

Entrance Hall

The apartment door opens in to the entrance hall which has a storage cupboard.

Open Plan Kitchen / Lounge

23' 6" x 9' 1" (7.16m x 2.77m)

Lounge Area

Floor to ceiling windows fill the room with natural light and creates a bright and airy lounge.

Kitchen Area

Fitted with a range of contemporary wall and base units with work surfaces over which incorporate a sink and drainer unit with mixer tap. Split level cooking comprises; electric oven with induction hob over and cooker hood above. Integrated dishwasher and fridge freezer.

Bedroom One

17' 7" x 8' 2" (5.36m x 2.49m)

A good sized double bedroom with a double glazed window and an en-suite.

En-Suite

Having a walk in shower cubicle with mains fed shower, pedestal wash hand basin and low flush wc. Part tiling to walls and tiled floor. Chrome ladder style radiator.

Bedroom Two

13' 7" x 7' 9" (4.14m x 2.36m)

A second double bedroom with a double glazed window.

Bathroom

Fitted with a modern white suite comprising; panelled bath with shower over and screen to the side, pedestal wash hand basin and low flush wc. Part tiling to walls and tiled floor.



view this property online williamhbrown.co.uk/Property/HEA108587



welcome to

Block B Victoria Riverside Atkinson Street, Hunslet Leeds

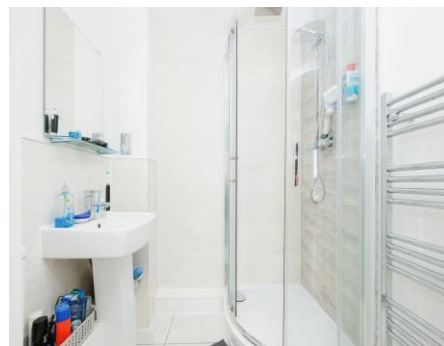
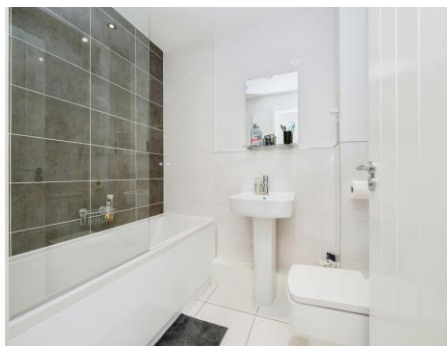
- Guide Price £210,000 - £220,000
- Stylish Two Bedroom Apartment
- Great Access To The City Centre
- Excellent Public Transport Links
- Rented Parking Space Available

Tenure: Leasehold EPC Rating: B

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.

guide price

£210,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/HEA108587](https://www.williambrown.co.uk/Property/HEA108587)



Property Ref:
HEA108587 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 278 5337



Headingley@williambrown.co.uk



1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE



[williambrown.co.uk](https://www.williambrown.co.uk)