

Block A Victoria Riverside Atkinson Street, Leeds LS10 1EJ

welcome to

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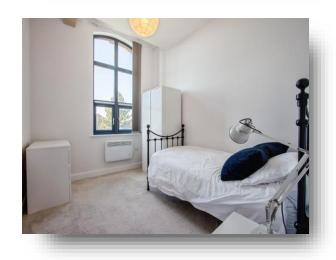
Modern 2-Bedroom Apartment with Spacious Open-Plan Living

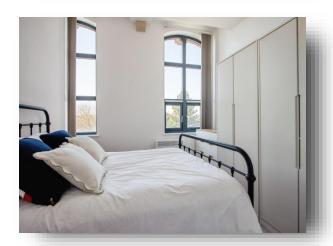
This stylish and contemporary two-bedroom apartment offers a perfect blend of modern living and practicality.

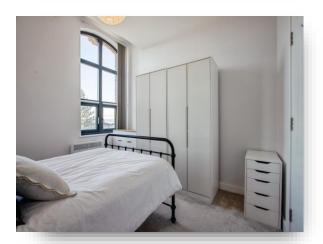












Entrance Hall

Laminate flooring, Electric Heating

Lounge

21' max x 12' 7" max (6.40m max x 3.84m max) Open plan space, two large windows to the front, laminate flooring, very spacious , high ceilings, electric heater

Kitchen

21' max x 12' 7" max (6.40m max x 3.84m max) Laminate flooring, matt grey kitchen , laminate worktops, one and half bowl sink, electric hob, built in oven, tall integrated slimline dishwasher , extractor, under unit lighting, metro tiles

Utility Room

6' 4'' max x 3' 4'' max (1.93m max x 1.02m max) Space for washing machine, water tank, storage space, laminate flooring

Bedroom 1

10' 11" max x 10' 7" max (3.33m max x 3.23m max) Double bedroom, carpeted, two windows to the front , electric heater, space for free standing wardrobes, high ceilings, spacious and light room

Bedroom 2

11' 4" max x 8' 8" max (3.45m max x 2.64m max) Double bedroom, carpeted , window to the front, electric heater, space for free standing furniture, spacious and light room

Bathroom

Panelled bath with shower over, feature tiles, pedestal sink, toilet, spacious, tall towel radiator, extractor fan , spotlights





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Block A Victoria Riverside Atkinson Street, Leeds

- Guide Price £170,000 £180,000
- 2 Bedroom Modern Apartment
- Own Allocated Parking Space
- Good Transport Links To Leeds City Centre

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. There is 117 years remaining. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£170,000







Goodman St Map data @2025

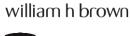
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA109001



Property Ref: HEA109001 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or





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