



**Block A Victoria Riverside Atkinson Street, Leeds LS10 1EJ**

**welcome to**

**Block A Victoria Riverside Atkinson Street, Leeds**

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
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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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HEA109001 - 0005

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