



**Tate House New York Road, Leeds LS2 7QW**

**welcome to**

## **Tate House New York Road, Leeds**

This beautifully presented fourth-floor apartment offers a stylish and practical living space in a highly sought-after location



## **Lounge/Kitchen Open Plan**

29' 4" max x 11' 8" max ( 8.94m max x 3.56m max )

This bright and modern open-plan lounge and kitchen area offers a stylish and functional living space, flooded with natural light from a large front-facing window and two additional side windows. The lounge features sleek laminate flooring and a contemporary electric heater, with ample room for a dining table and chairs—perfect for both relaxing and entertaining. The kitchen is fitted with crisp white gloss units and durable laminate worktops, complemented by a built-under electric oven, electric hob, integrated fridge freezer, and integrated dishwasher. Under-unit lighting adds a warm, ambient glow, enhancing the clean lines and modern feel of the space. Altogether, this open-plan layout combines comfort, practicality, and contemporary design in a light-filled setting

## **Landing**

Laminate flooring, electric heating throughout

## **Bedroom 1 & Ensuite**

16' 3" max x 8' max ( 4.95m max x 2.44m max )

This spacious master bedroom offers a comfortable and contemporary retreat, complete with soft carpeted flooring and ample room for free-standing furniture. A large front-facing window fills the room with natural light, while a built-in sliding wardrobe provides sleek, space-saving storage. The room benefits from modern electric heating, ensuring year-round comfort. The stylish ensuite features tiled flooring and half-tiled walls, with a striking feature-tiled shower area housed within a curved glass enclosure. A wall-hung sink unit and built-in toilet add to the clean, minimalist aesthetic, while a heated towel radiator brings a touch of luxury. Altogether, this master suite blends practicality with modern design for a truly inviting space.

## **Bedroom 2**

13' 10" max x 7' 6" max ( 4.22m max x 2.29m max )

This well-presented single bedroom offers a bright and functional space, featuring a front-facing window that allows plenty of natural light. The room

includes a built-in sliding wardrobe for convenient storage, with additional space for free-standing furniture to suit your needs. Finished with an electric heater for year-round comfort, this bedroom is ideal as a guest room, home office, or cozy personal retreat

## **Bathroom**

This modern bathroom is finished to a high standard, featuring a stylish tiled floor and a striking feature-tiled shower area. A sleek panel bath with shower over offers both comfort and convenience, while the built-in toilet and wall-integrated sink unit create a clean, streamlined look. A contemporary towel radiator adds a touch of luxury and warmth, completing this well-designed space that blends practicality with modern elegance.

## **Parking**

Has own parking space



***view this property online*** [williamhbrown.co.uk/Property/HEA109349](http://williamhbrown.co.uk/Property/HEA109349)



welcome to

## Tate House New York Road, Leeds

- 4th Floor Modern Apartment
- Comes With Own Parking Space
- Great Transport Links To Leeds City Centre
- Open Plan Living
- 

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 3000.00

Ground Rent: 275.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£210,000**



**view this property online** [williamhbrown.co.uk/Property/HEA109349](http://williamhbrown.co.uk/Property/HEA109349)

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.



Property Ref:  
HEA109349 - 0005

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@williamhbrown.co.uk



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



**williamhbrown.co.uk**