



**Velocity North City Walk, City Centre Leeds LS11 9BE**



**welcome to**

## **Velocity North City Walk, City Centre Leeds**

A property which really must be viewed to be appreciated. Situated in a great location, offering easy access to amenities and transport links as well as excellent motorway links. A truly immaculate, beautifully appointed larger style two bed apartment with a delightful overlook of Leeds.



### **Velocity North, City Walk**

A most attractive and well appointed two bed apartment affording a delightful outlook over Leeds from a superb position in this much sought after and convenient city centre development within 5 minutes walk of Leeds train station.

Being positioned south of the city, it offers both easy access into and out of the city centre, with the main motorways being just around the corner. Being part of the up and coming South Bank project - this location is one to watch in the future.

The lounge/diner has large floor to ceiling windows - offering city views towards the south. Off the spacious entrance hall, is a contemporary house bathroom, 2 double bedrooms, one with built-in wardrobes and a master en-suite - as well as a handy storage cupboard.

The lounge and dining room occupies a dual aspect position and offers distinctive living and dining areas, both of which benefit from full height windows, Being part of the lounge / diner, the kitchen is beach in colour, with matching grey work tops. There are a variety of high end appliances, including an electric oven, halogen hob with extractor hood over, dishwasher, washing machine. The master bedroom is a great size and will allow for a king-size bed, side tables and drawers - with built-in wardrobes providing both hanging space and additional storage. The second bedroom is again a good size, allowing for a double bed, wardrobe and bedside tables - making it ideal for sharers and owner-occupiers alike.

### **Living Room/kitchen**

22' 3" x 11' 7" ( 6.78m x 3.53m )

Spacious Living Room/Kitchen with fully fitted kitchen and tiles, Large floor to ceiling windows.

### **Bedroom 1**

14' 10" x 9' 5" ( 4.52m x 2.87m )

Spacious bedroom with carpets, radiator and large window with door leading to ensuite

### **Bedroom 1 (en-Suite)**

9' 5" x 7' 5" ( 2.87m x 2.26m )

Shower with Basin WC and half tiled

### **Bedroom 2**

11' x 10' 11" ( 3.35m x 3.33m )

Double Bedroom With Carpets window and radiator

### **House Bathroom**

8' 9" x 6' 1" ( 2.67m x 1.85m )

Bath, basin wc and radiator



***view this property online*** [williamhbrown.co.uk/Property/HEA106885](http://williamhbrown.co.uk/Property/HEA106885)



**welcome to**

## **Velocity North City Walk, City Centre Leeds**

- Excellent Location
- Parking
- Great Motorway Links
- Two Double Bedrooms
- Well Presented Throughout

Tenure: Leasehold EPC Rating: C

# £175,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HEA106885](https://www.williamhbrown.co.uk/Property/HEA106885)

**see all our properties on** [zoopla.co.uk](https://www.zoopla.co.uk) | [rightmove.co.uk](https://www.rightmove.co.uk) | [williamhbrown.co.uk](https://www.williamhbrown.co.uk)

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
HEA106885 - 0010

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**



**0113 278 5337**



[Headingley@williamhbrown.co.uk](mailto:Headingley@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**