



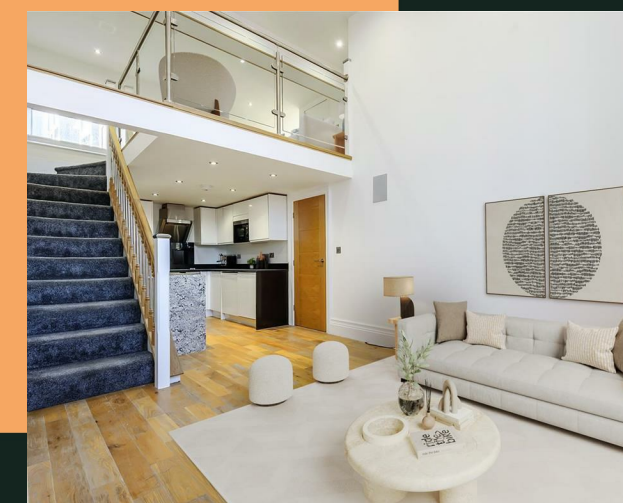
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Vision Properties. REF: 933816.

PROPERTY ADDRESS

Boyds Mill
 2 East Street
 Leeds
 West Yorkshire
 LS9 8BU

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

East Street, LS9



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- Grade II listed building
- Two double bedroom ground floor apartment, one with en-suite and family bathroom
- 1,000 sq. ft. of living accommodation
- Allocated parking space
- Sought after 'Eastern Corridor' of Leeds City Centre

This stunning, character duplex apartment at the boutique Boyds Mill development comes unfurnished and has an allocated parking space.

The apartment is on the ground floor (with mezzanine) and comprises two large double bedrooms (one with ensuite), a stylish house bathroom with contemporary tiling, fully integrated kitchen with quartz worktops and living area split over two levels. The master bedroom and living room both come with integrated speakers, and there are digital lighting controls throughout. The kitchen has integrated washing machine, dishwasher, double oven, microwave, fridge and freezer.

Boyds Mill is situated on the edge of the city centre, just a short walk away from Leeds Dock, the Calls, Victoria Gate and bus station. There are a host of character features including high ceilings and large windows, giving the perfect blend of character and contemporary living.

Leasehold details:

Ground rent - £250.00 per annum
Service charge - £3,600 per annum
240 years remain on lease

NB: some of the marketing photos have been virtually staged and dressed.

