



 **2**
Bedrooms

 **3**
Bathrooms



Tudor Sales & Lettings are delighted to bring to the market this superb, two bedroom apartment located on the 6th floor.

To arrange a viewing, please call our office on 0113 2282 3056.

Tudor Sales & Lettings are delighted to bring to the market for sale, this spacious, 6th floor apartment located at McClintock House in Leeds City Centre. A particular key feature of this immaculate apartment is the large balcony and beautiful views over Leeds Dock. The internal layout comprises in brief: - entrance hallway with storage cupboard, wc / cloaks, open plan living area with fitted kitchen. Two double bedrooms, both benefit from en-suites. The apartment has electric heating. Floor area measures to approximately 850 sq ft. Conveniently located within walking distance from Tesco express and various shops and restaurants. Early viewing highly recommended to appreciate the quality of property on offer. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing. Service charge £3661. Ground rent £250 per annum.

Kitchen / Living Area *6.41m x 5.84m (21' x 19' 2")*

A superb and spacious open plan living space with a fitted kitchen. Kitchen comes with a range of wall and base units. Worksurfaces. Sink and tap. Integrated oven, hob and extractor over. Other integrated appliances include a fridge freezer, washing machine, microwave and a dishwasher. Hardwood flooring. Electric heaters. Door opens to large balcony with stunning views over Leeds Dock.

Bedroom 1 *3.91m x 3.19m (12' 10" x 10' 6")*

Double bedroom with window and electric heater.

Bathroom *2.24m x 1.65m (7' 4" x 5' 5")*

Fully tiled bathroom with a bath and shower over. Wash hand basin and a wc. Heated towel rail.

Bedroom 2 *5.26m x 3.08m (17' 3" x 10' 1")*

Double bedroom with window and electric heater.

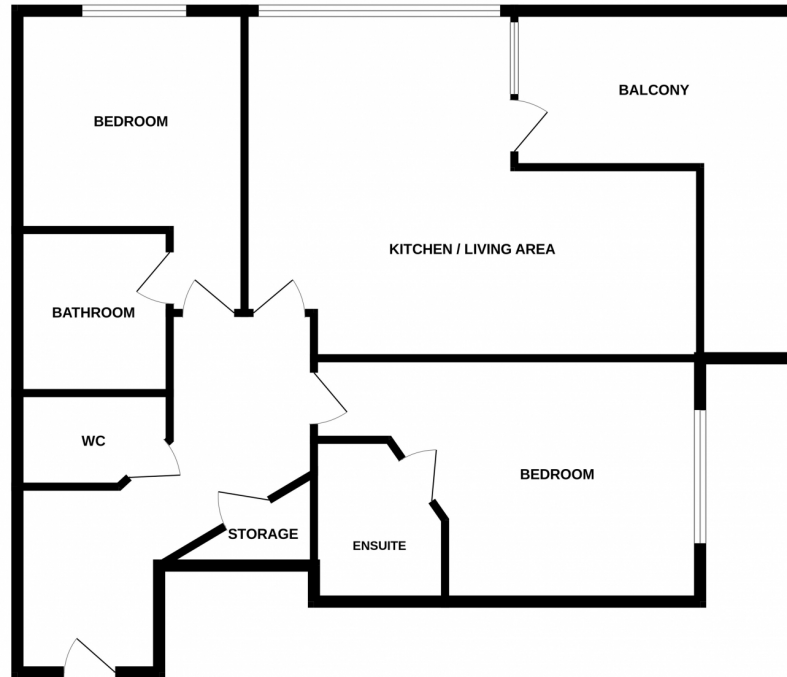
En-Suite *1.50m x 2.05m (4' 11" x 6' 9")*

Fully tiled en-suite with wash hand basin, wc and a shower cubicle. Heated towel rail.

WC *1.79m x 1.69m (5' 10" x 5' 7")*

Part tiled walls. Wash hand basin. WC. Heated towel rail.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: McClintock House, Leeds City Centre

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		85
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

