

Park Row



Wharf Approach, Leeds, LS1 4GH

Offers Over £250,000



**** LIFT ACCESS ** TWO BEDROOMS ** CITY CENTRE LOCATION ****. This seventh floor apartment briefly comprises: entrance hallway, storage cupboard, kitchen/living room, two bedrooms, family bathroom and En-Suite to master. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAY**



SEVENTH FLOOR ACCOMMODATION

Entrance

Entrance door leading into:

Entrance hallway

Door leading into walk-in storage cupboard and further doors leading off.

Kitchen / Lounge Area

27'1" x 16'0" (8.26m x 4.88m)



Having a range of wall units in a dark grey finish, and base and drawer units in a white finish both with stainless steel 'T' bar handles. Black high gloss worktops with matching upstands and one and a half bowl stainless steel sink with chrome tap over. Electric hob and built-in electric oven with extractor over. Built-in microwave, integrated dishwasher and fridge and freezer. In the living room area there is a sliding door giving access to a balcony area.



Bedroom One

11'8" x 11'2" (3.57m x 3.41m)



Two full height windows over looking Leeds city centre and door leading to:

En-Suite Shower Room

8'3" x 4'0" (2.52m x 1.22m)



Having a double shower cubicle housing a mains shower with glass shower door, wall mounted wash hand basin with chrome mixer tap over and close coupled w.c. Electric chrome towel radiator, tiled to ceiling height to all walls and tiled flooring.

Bedroom Two

11'0" x 10'0" (3.37m x 3.06m)



Full height window overlooking the city of Leeds.

Family Bathroom

5'1" x 4'9" (1.57m x 1.46m)



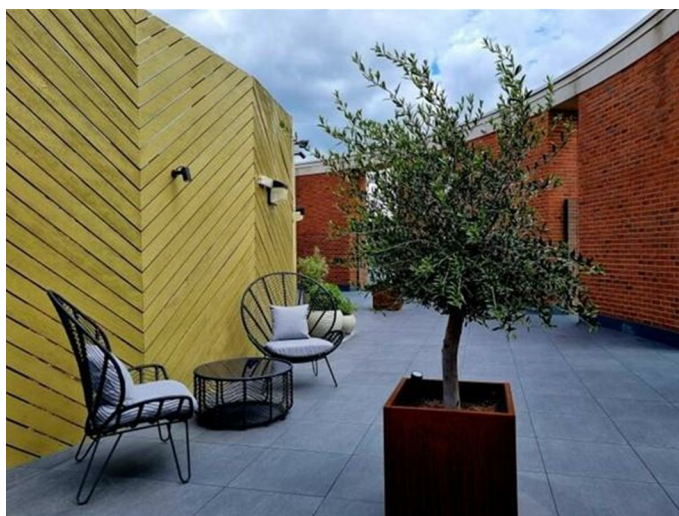
With white suite comprising: panel bath with shower over and glass shower screen. Wall mounted wash hand basin with chrome taps over and close coupled w.c. Inset mirror and shelving unit, tiled to ceiling height to all other walls. Tiled flooring and electric chrome towel rail.

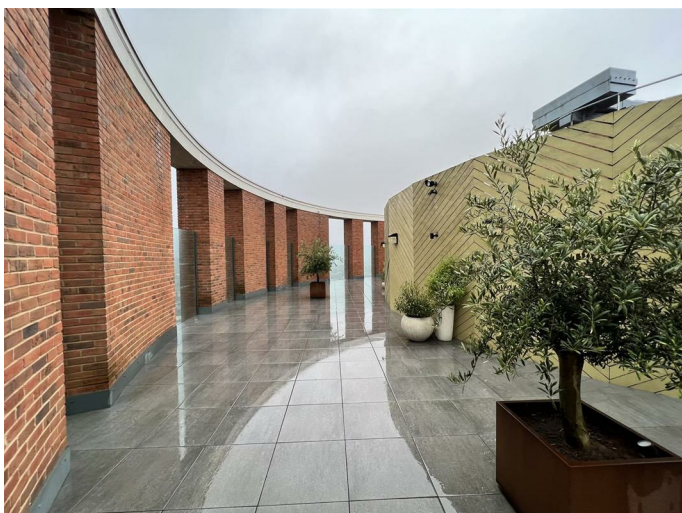
EXTERIOR

Communal Area



Communal rooftop garden with internet access.





HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted

to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Leasehold

Local Authority: Leeds City Council

Tax Banding: D

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any



further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





Approximate Floor Area
805 sq. ft
(74.8 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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