

Estate &
Letting Agents

dwell

Blenheim Square
Leeds
LS2 9AR
Asking Price: £160,000



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com
www.dwell-leeds.com

Property Details

- **The last remaining residential Georgian square in Leeds**
- **Grade II listed**
- **Lovely outlook over the green**
- **Sash windows**
- **A short walk to the city centre**
- **Permit only parking for residents**
- **Ideal for first time buyers**
- **No onward chain**
- **One bed first floor flat**
- **Vacant possession**

0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwel-leeds.com
www.dwell-leeds.com

Estate &
Letting Agents

dwell

Property Description

SUMMARY

Dwell are pleased to introduce this charming Grade II listed one-bedroomed flat to the market. Blenheim Square is the last remaining residential Georgian square in Leeds and offers a lovely view over the green from the front elevation. The residents here are blessed with a truly enviable location that is just minutes walk from the city centre and everything it has to offer.

LOCATION

Positioned on the northern cusp of the city centre, a stroll of a matter of moments to the vast plethora of retailers, eateries, entertainment, and more that this wonderful and thriving city has to offer. Also within not-much-more-than a stone's throw are both the University Of Leeds and Leeds Beckett University. Parking on Blenheim Square itself is granted via a resident's parking permit.

COMPRISING

Positioned on the first floor of this converted characterful building, is this spacious one-bedroomed flat with many original features including high ceilings and sash windows, and attractive views from both front and rear aspects.

Stairs from the communal entrance hall lead to the entrance of Flat C.

Once within the flat, the entrance hallway leads you to a generously proportioned lounge which boasts 2 large timber sash windows that overlook the lovely green to the front aspect.

A separate modern galley kitchen incorporates an integrated electric cooker, electric hob, and an extractor fan. A recently installed Worcester-Bosch combination boiler provides warmth and hot water.

To the rear elevation is a good-sized double bedroom with laminate flooring which enjoys long-ranging views to the east.

The bathroom has a white suite with mains shower over the bath, WC, wash pedestal, and partially tiled walls.

LEASEHOLD DETAILS

Service Charge and Ground Rent: £25 per month

Remaining term of lease: details awaited.

Gallery



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com
www.dwell-leeds.com

Estate &
Letting Agents

dwell



Floor Plans & Area Map

0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwel-leeds.com
www.dwell-leeds.com

Estate &
Letting Agents

dwell

Floor Plan

Total floor area: 48 square metres



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy
Performance
Rating

C