

Estate &  
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Crown Street Buildings  
Leeds City Centre  
LS2 7DA  
£160,000

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0113 246 4860

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

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## Property Details

- Modern Two Bedroom First-Floor Apartment
- Shops and Amenities on the Doorstep
- Superb City Centre Location
- Generous Open Plan Living/Kitchen
- Balcony
- Excellent Transport Links
- Communal Courtyard
- 977 Years Remaining on Lease
- Fantastic Views of the Corn Exchange
- Service Charge : £2400 per annum / Ground Rent: £144 per annum

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## Property Description

Situated at the heart of Leeds city centre with unrivalled views of the iconic Corn Exchange to one side and the historic White Cloth Hall to another, this attractive spacious and modern first floor apartment enjoys all the city has to offer on its doorstep. This property is an ideal first-time purchase for professionals seeking an urban lifestyle, boasting light and spacious accommodation throughout.

### INTERIOR

The property is accessed via a front door opening onto a central ENTRANCE HALLWAY, leading directly on to the main living space. The open plan KITCHEN, DINING and LIVING AREA is thoughtfully laid out creating a functional and sociable hub within the home. The kitchen is finished with modern fitted units, incorporating an integrated fridge/freezer, dishwasher, a stainless-steel sink/drainer, electric oven with electric hob and overhead extractor, an integrated microwave, plus space and plumbing for a washing machine. Large windows allow natural light to pour in and offer fabulous views out to the Corn Exchange building.

Both double BEDROOMS are well proportioned - with Bedroom 1 also benefitting from a private BALCONY and offer the option of use as a master bedroom, guest room, office space. The BATHROOM is finished to a modern standard with a bath/shower, WC, pedestal wash hand basin and bath with overhead shower.

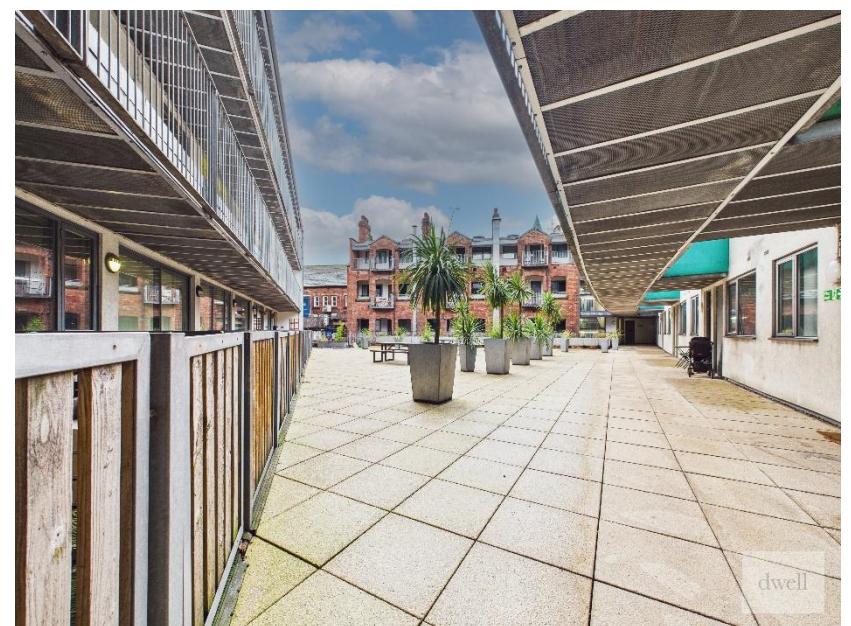
### EXTERIOR

A private balcony offers a sunny spot to unwind, in addition residents have use of a shared courtyard - a tucked away outdoor area which is rarely found in such a central location.

### LEASEHOLD INFORMATION

977 Years remaining on lease  
Annual Service Charge: £2400  
Annual Ground Rent: £144

## Gallery



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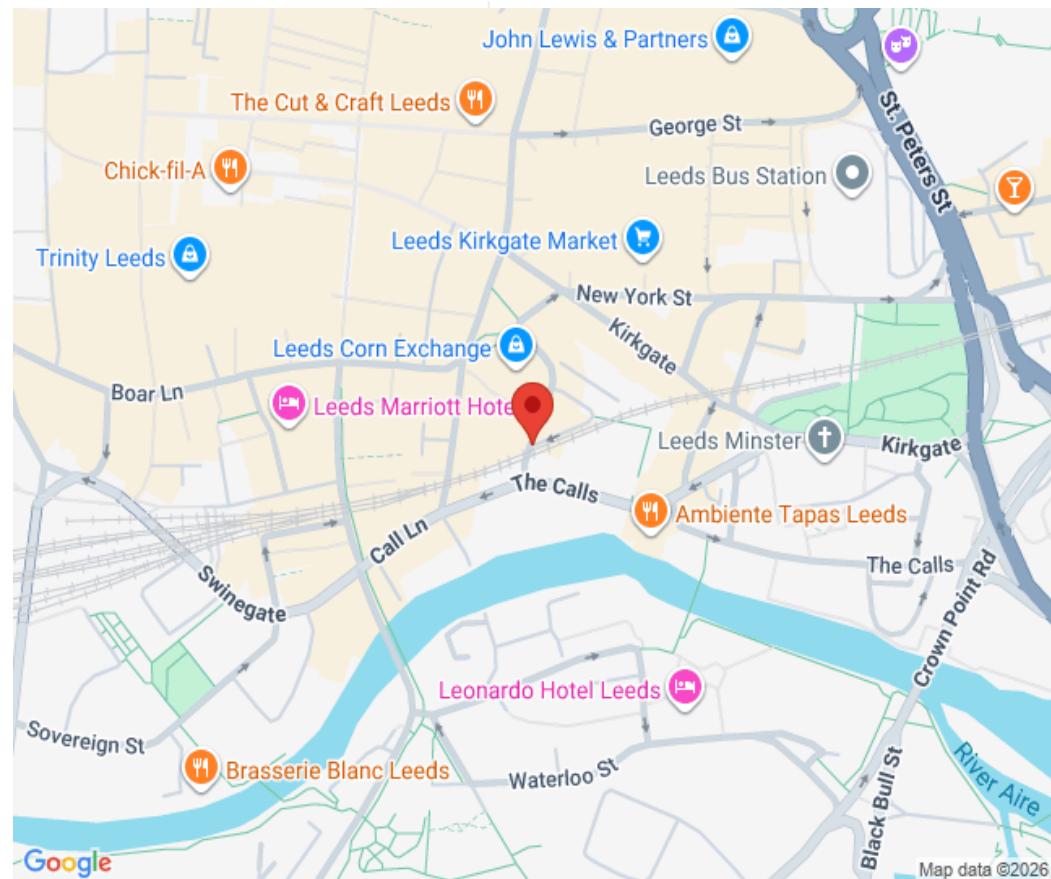
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## Area Description and Map

### Area Description

Tucked just off Call Lane the apartment is located moments from some of Leeds's most recognisable landmarks, shops, utilities and leisure facilities - with a Pure Gym sitting directly below the building. The surrounding area is known for the abundance of bars and acclaimed restaurants, plus a variety of independent retailers within the Corn Exchange.

Additionally, the flat is close to transport links such as the train station and bus station, both within a few minutes reach on foot, making this an excellent base for commuters and those who require easy access to surrounding areas or commuting.



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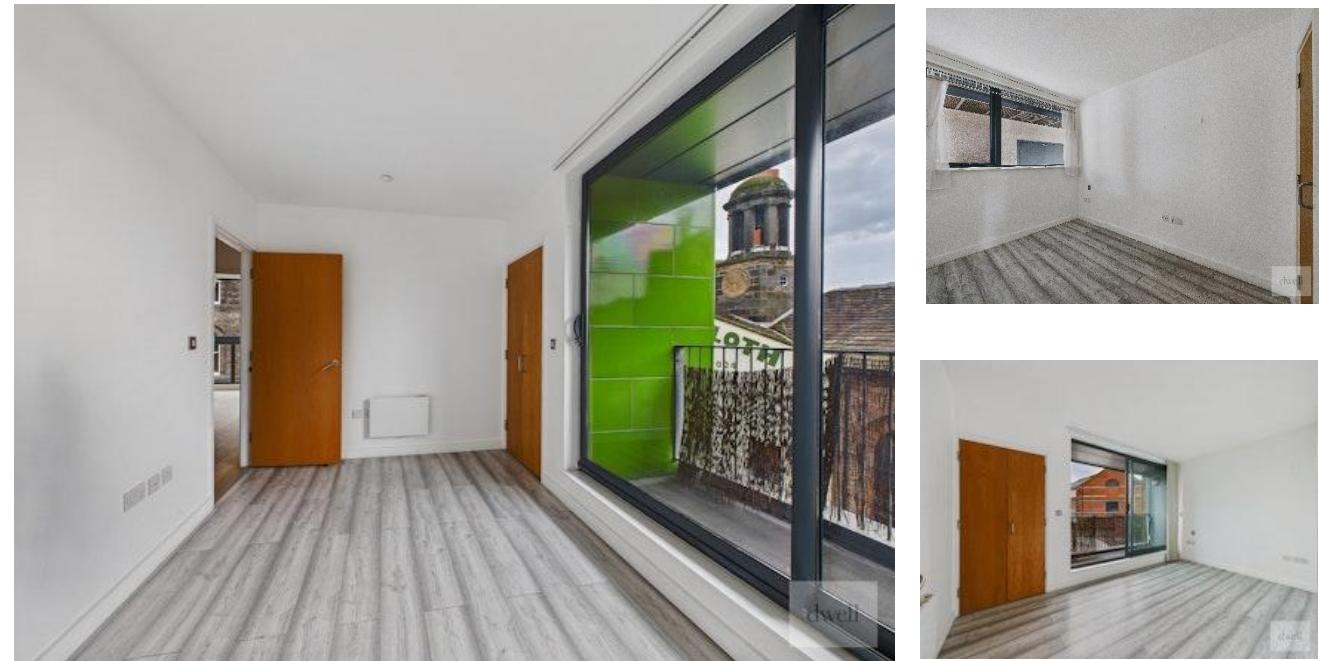
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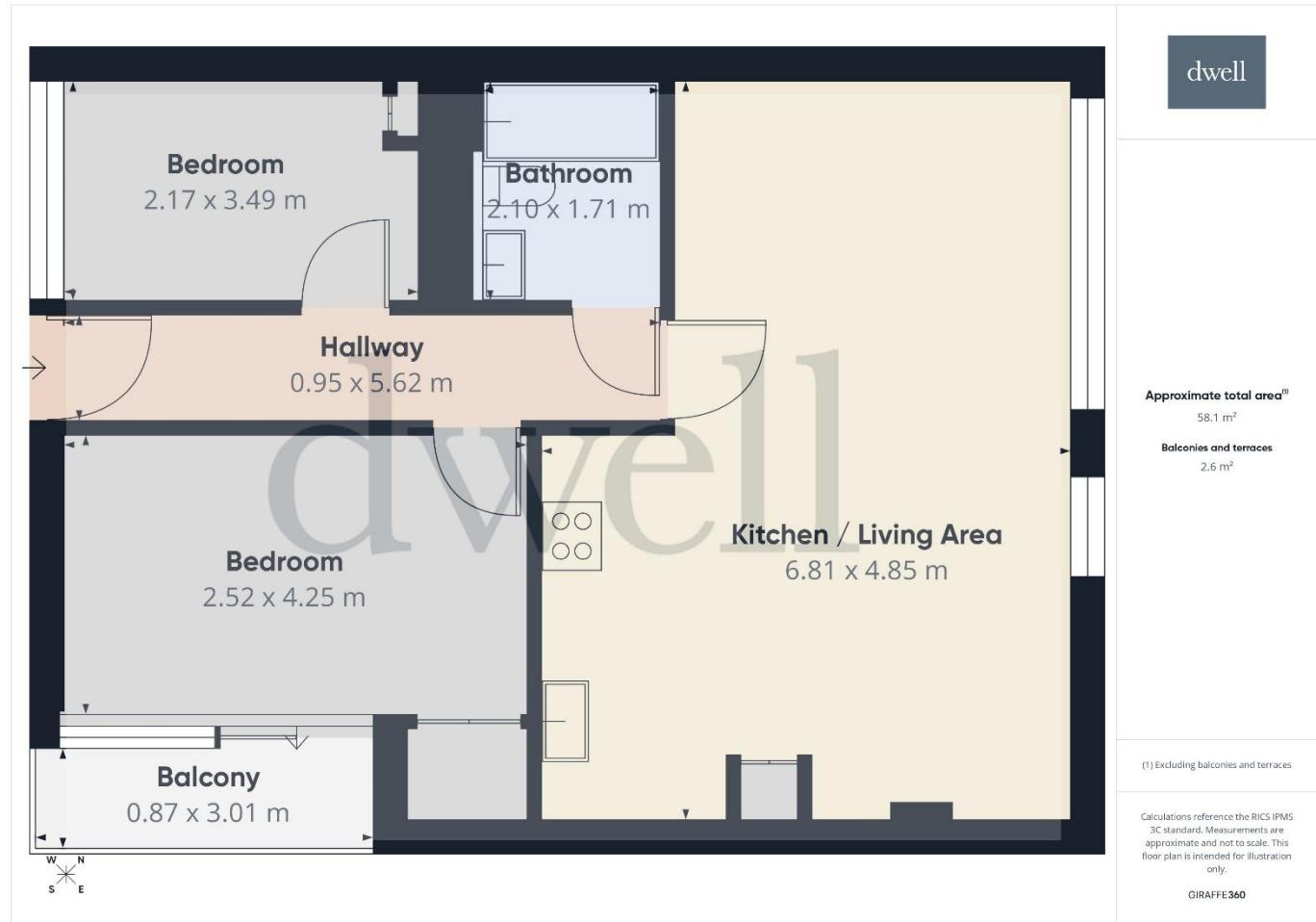
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# Floor Plan

## Floor Plan - Total floor area 58.1



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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and not to scale. 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

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