



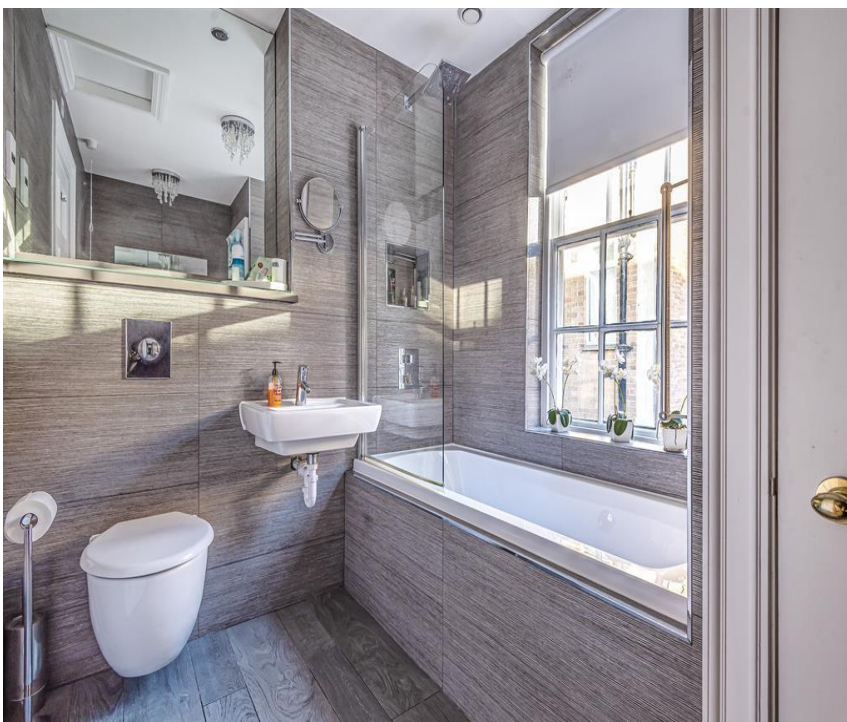
Park Square North, Leeds
West Yorkshire, LS1 2NP
£1,650.00 PCM
Energy Rating - G
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Park Square North, Leeds, West Yorkshire, LS1 2NP

GRADE II LISTED 1788 BUILDING - SPECTACULAR 'ON THE PARK' LOCATION - STYLISH 'BOUTIQUE HOTEL' CONVERSION OF ORIGINAL GEORGIAN TOWN HOUSE - IMMACULATE CONDITION - TWO DOUBLE BEDROOMS - TWO BATHROOMS - OVER 1000 SQ FT - SECURE PARKING - FIRST FLOOR - AVAILABLE IN JUNE - GUEST W/C - HOLDING DEPOSIT REQUIRED - FURNISHED

A truly magnificent, beautifully appointed two bedroomed apartment affording a breath taking outlook over Park Square from what must be one of the best locations in Leeds City Centre, this exclusive development in the heart of the commercial district and within easy distance of Leeds Town Hall, Millennium Square, Leeds Train Station, shops, bars, restaurants and other great local amenities close by. The building has secure parking accessed from The Headrow, a grand communal entrance and lobby communally. Internally the apartment briefly comprises; entrance hall, guest w/c, spacious living room overlooking the park with lounge and dining areas, kitchen breakfast room, master bedroom with en suite bathroom and a second double bedroom with en suite shower room. Enerav Ratina - G



GRAND ENTRANCE & LOBBY

Yorkshire stone flagged floor. feature archways and staircase with full height arched window leading to communal landing.

COMMUNAL LANDING

Matching archways, moulded and coved ceiling.

ENTRANCE HALL

5.05m (16' 7") (MAX) - 4.11m (13' 6") (MAX)

Door entry phone and radiator.

UTILITY CUPBOARD

1.37m (4' 6") (MAX) - 0.91m (3' 0") (MAX)

Housing washing machine.

GUEST W/C

1.37m (4' 6") - 1.30m (4' 3")

Wash hand basin and w/c.

LIVING DINING ROO

5.56m (18' 3") (MAX) - 5.13m (16' 10") (MAX)

Feature fire place with surround, radiator and window with views over the park.

KITCHEN BREAKFAST ROOM

5.33m (17' 6") (MAX) - 3.23m (10' 7") (MAX)

Twin inset stainless steel sinks with mixer tap, integrated washing machine, integrated dish washer, integrated fridge freezer, hob with extractor over, feature chandelier tiled splash back double oven, tiled floor and a range of wall and base units.

MASTER BEDROOM

5.94m (19' 6") (MAX) - 5.94m (19' 6") (MAX)

Bay window overlooking courtyards, feature light fittings and radiator.

ENSUITE BATHROOM

2.82m (9' 3") (MAX) - 2.21m (7' 3") (MAX)

Fully tiled. Panel bath with shower over, wash hand basin, heated towel rail and w/c.

AIRING CUPBOARD

0.91m (3' 0") - 0.76m (2' 6")

Housing hot water tank.

BEDROOM TWO

4.65m (15' 3") (MAX) - 2.51m (8' 3") (MAX)

Radiator and sash window overlooking the park.

ENSUITE

2.13m (7' 0") - 1.83m (6' 0")

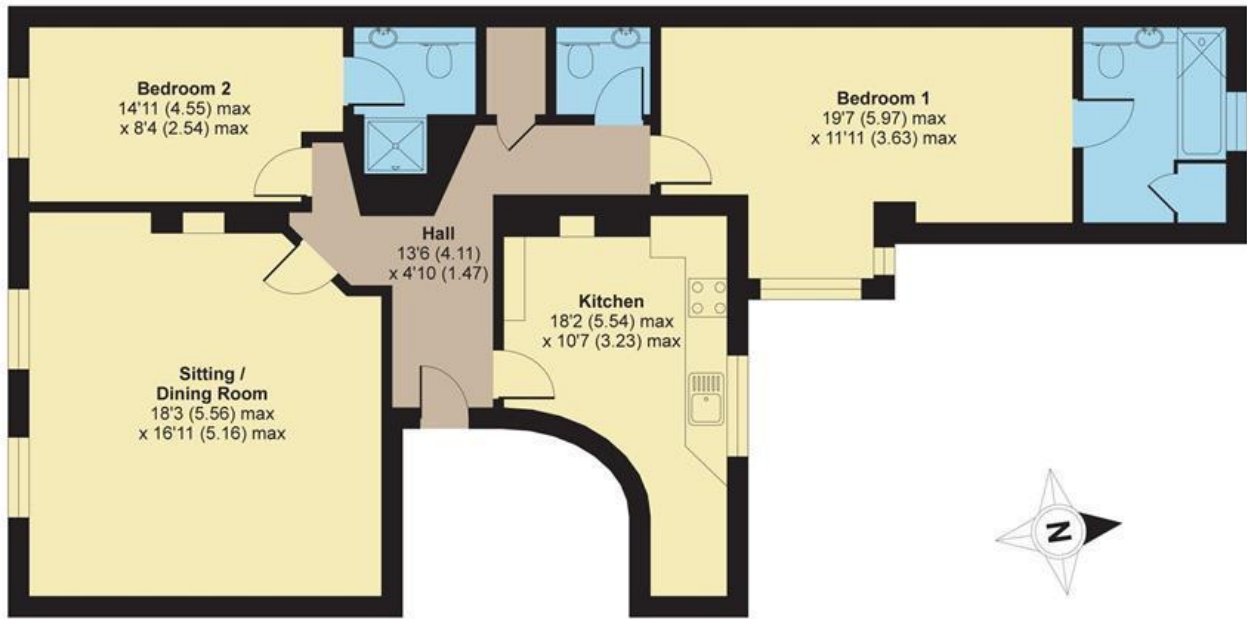
Fully tiled. Shower cubicle with glass enclosure, wash hand basin, heated towel rail and w/c.

SECURE PARKING

Approached directly from The Headrow.



Park Square North, Leeds, LS1

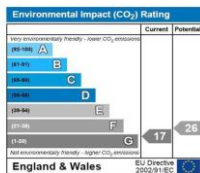
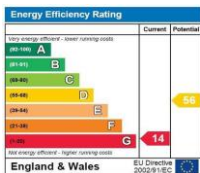


**FIRST FLOOR
APPROX FLOOR
AREA 96.5 SQM
(1039 SQFT)**

APPROX. GROSS INTERNAL FLOOR AREA 1039 SQ FT 96.5 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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