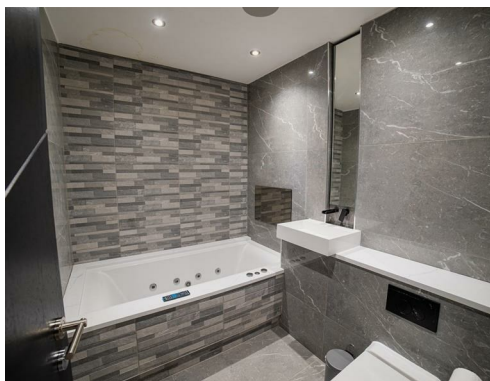
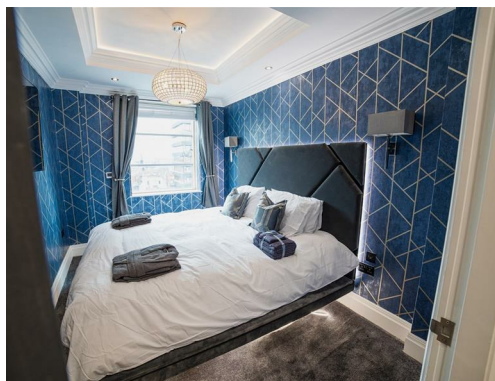
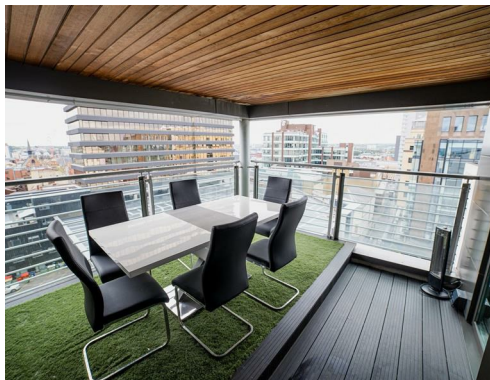


74, 11, Park House Apt, Park Row,  
Leeds LS1 5HB

£499,000



LEASEHOLD / GROUND RENT £249.18 PA / SERVICE  
CHARGE £4,486.12 PA / COUNCIL TAX BAND E / ENERGY  
RATING:

PAISLEY  
PROPERTIES

## **\*\*Exquisite Two-Bedroom Penthouse in Leeds City Centre – A Rare Find\*\***

### **\*\*Key Features:\*\***

Renovated to the highest of standards in this city centre prime location on Park Row, adjacent to Greek Street's best bars & restaurants -

Private balcony – exceptionally rare in Leeds city centre -

State-of-the-art technology – full entertainment system in every room -

Cinema-style surround sound for an immersive experience -

Luxury underfloor heating throughout -

High-spec fully integrated kitchen with granite worktops and premium appliances -

Porcelain feature tiles in kitchen, living areas & bathrooms -

Spa-inspired bathrooms – Jacuzzi bath with integrated TV, en-suite with multi-jet shower system -

Feature LED lighting throughout for a modern, ambient atmosphere

### **\*\*Property Description\*\***

Welcome to one of the most exclusive penthouses in Leeds, a truly rare opportunity to own a city-centre apartment that seamlessly blends luxury, style, and cutting-edge technology.

Situated on prestigious Park Row, this two-bedroom penthouse places you at the heart of the city's finest dining, nightlife, and shopping, while offering an unparalleled level of comfort and sophistication.

Upon entering, you are immediately met with an impeccable open-plan living space, finished to the highest specification with stunning porcelain feature tiles and underfloor heating throughout. The state-of-the-art kitchen boasts sleek granite worktops and premium integrated appliances, making it as functional as it is stylish.

The spacious living area is designed for both relaxation and entertaining, featuring a cinema-style surround sound system and a fully integrated entertainment system, all effortlessly controlled via an app. Large windows flood the space with natural light, and the private balcony—a rarity in city-centre penthouses—offers a perfect spot to unwind and take in the vibrant surroundings.

The principal bedroom suite is a sanctuary of comfort, complete with luxury fixtures and fittings, LED lighting and a luxurious en-suite featuring a multi-jet shower system.

The second double bedroom is equally well-appointed and enjoys access to a fully fitted wardrobe, stunning main bathroom, where a Jacuzzi bath with an integrated TV provides the ultimate relaxation experience. Throughout the apartment, feature LED lighting creates an elegant and contemporary ambiance, enhancing the already stunning interiors. Every inch of this penthouse has been thoughtfully designed with luxury in mind, making it one of the most desirable properties in Leeds.

### **\*\*Reasons to Buy:\*\*** -

A **\*\*rarely available penthouse\*\*** in one of Leeds' most sought-after locations -

**\*\*Finished to an exceptional standard\*\*** with high-end materials and cutting-edge technology -

**\*\*Private balcony\*\*** – a standout feature for city-centre living -

**\*\*Underfloor heating in every room\*\*** for year-round comfort -

**\*\*Cinema-style surround sound & full smart home integration\*\*** -

**\*\*Indulgent spa-style bathrooms\*\*** with premium fixtures -

**\*\*Perfect for professionals, city dwellers, or as a luxury investment property**

**\*\* This penthouse offers the \*\*best of city living\*\*, combining a prime location with high-end finishes and state-of-the-art technology.**

**\*\*Don't miss out on this rare opportunity – book a viewing today!\*\***











## **MATERIAL INFORMATION**

### **TENURE:**

Leasehold

### **LEASEHOLD:**

Length of lease - 999

Start date - 16/08/2020

Years remaining - 994 as of 2025.

### **ADDITIONAL COSTS:**

Ground rent - £249.18 per annum

Service charge -£4,486.12 per annum

### **COUNCIL AND COUNCIL TAX BAND:**

Leeds - Band E

### **PROPERTY CONSTRUCTION:**

TBC

### **PARKING:**

There is no allocated parking but The Albion Street carr park is right next door and offer a discount for living within 1/4 of a mile.

### **RIGHTS AND RESTRICTIONS:**

### **DISPUTES:**

There have not been any neighbour disputes.

### **BUILDING SAFETY:**

The property contains cladding and a EWS1 form is not yet available. The work is anticipated to be completed at the end of 2025.

### **PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:**

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.

\*Please note we do not check the local planning applications so please do so yourself before proceeding.

### **UTILITIES:**

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Electric and underfloor heating. There is also a hot and cold air conditioning system.

Broadband - Suggested speeds up to xxx mbps

### **ENVIRONMENT:**

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

**AGENTS NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

**PAISLEY PROPERTIES**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

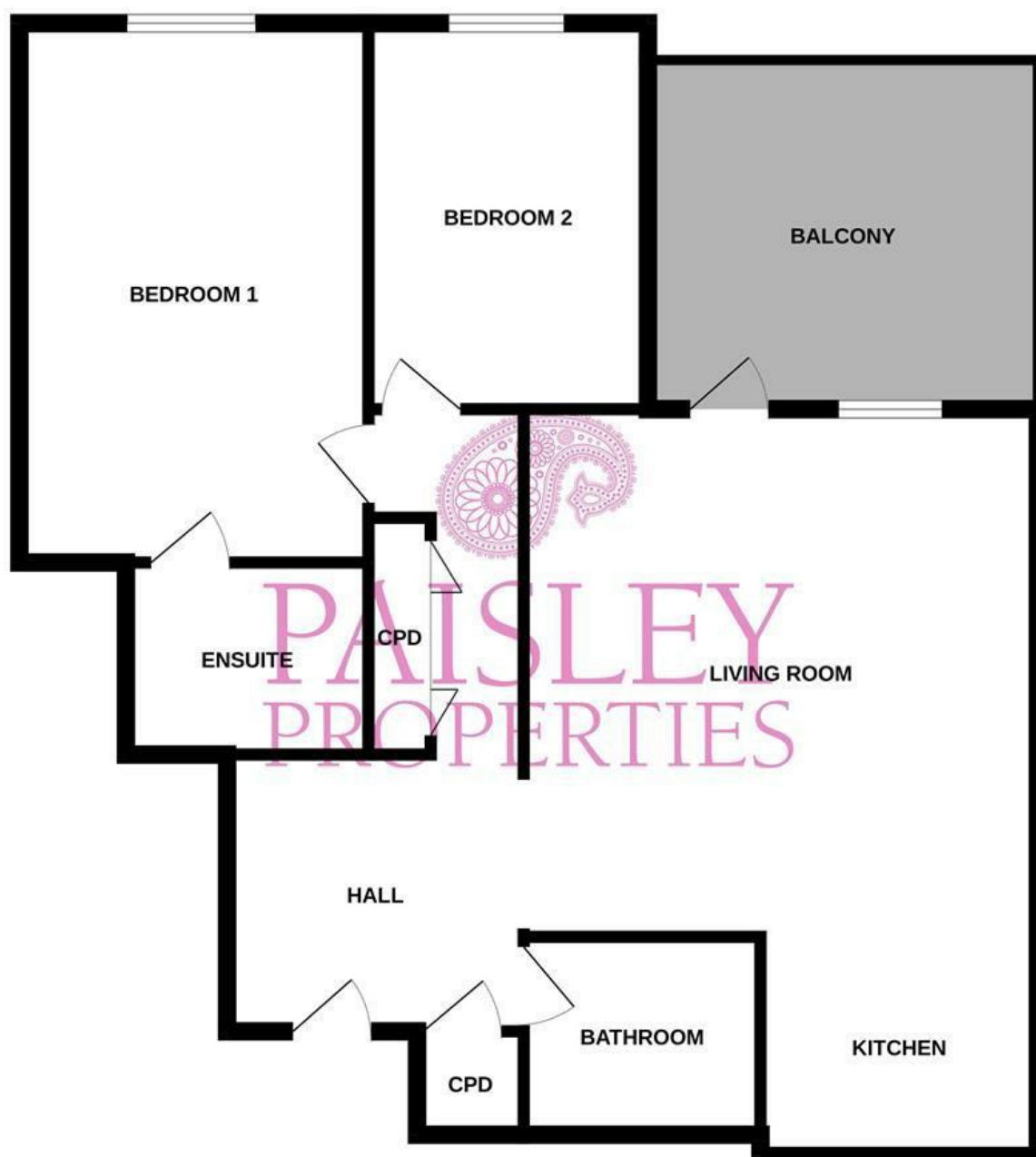
**PAISLEY MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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t: 01226 395404

**PAISLEY**  
PROPERTIES