



Neptune Street, Leeds, LS9 8DS

£130,000



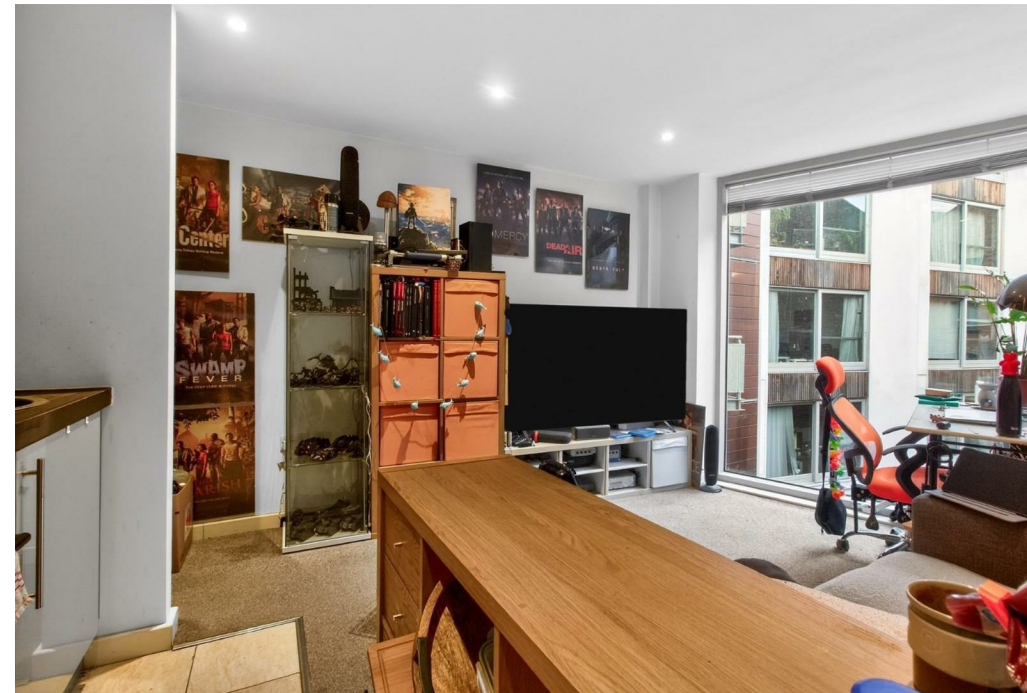
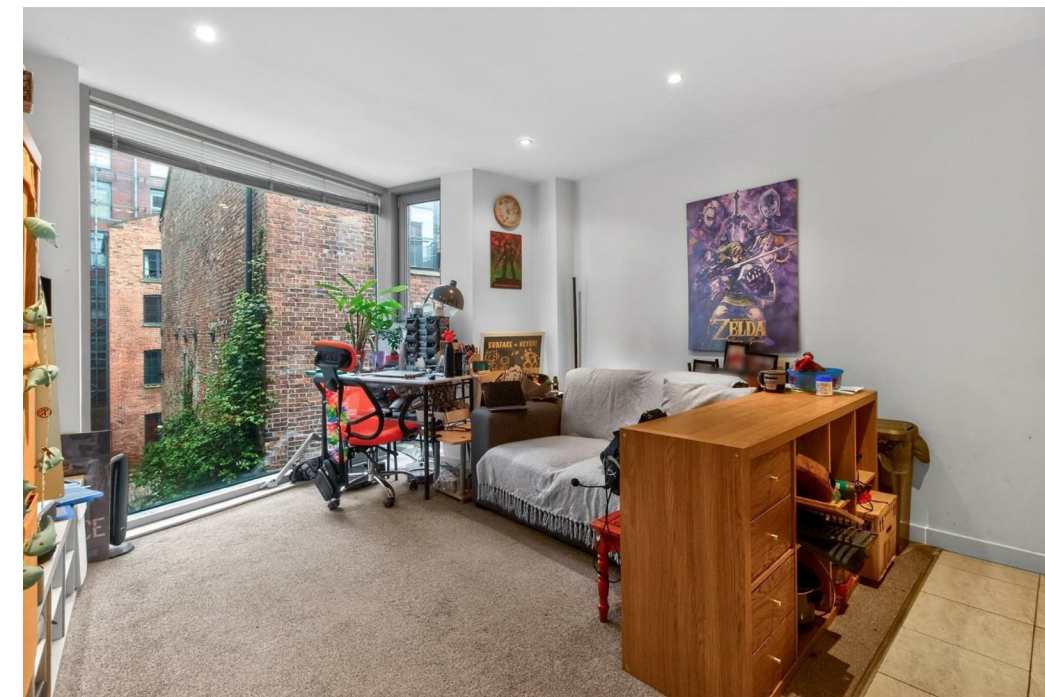
- Located in the popular Quay One development
- Open-plan kitchen and living space
- Easy access to shops and restaurants
- Early viewing highly recommended
- Well-presented one-bedroom apartment
- Situated near Leeds Dock
- Perfect for first-time buyers or investors
- Council Tax Band C

Located within the popular Quay One development, this well-presented one-bedroom apartment offers modern living in a highly convenient location. The property features a bright open-plan kitchen and living area, creating a welcoming space ideal for both relaxing and entertaining.

The thoughtfully arranged layout includes a defined sleeping area, providing a sense of separation and privacy while retaining the apartment's open feel. A separate, well-fitted bathroom completes the accommodation, offering practicality and comfort.

Located on the east side of Leeds, the apartment is just moments from the vibrant Leeds Dock, placing a wide range of shops, restaurants, and leisure facilities right on your doorstep. This sought-after residential area is perfect for those looking to enjoy city living with everything close at hand.

Built in the early 2000s, the property benefits from modern design and contemporary finishes throughout, making it an excellent choice for first-time buyers or investors alike.





Floor Plan

Total floor area 33.8 sq.m. (364 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



EPC
 Energy rating B
 This property produces 0.9 tonnes of CO2

Material Information - Harrogate
 Tenure Type: Leasehold
 Leasehold Years remaining on lease: 107
 Leasehold Annual Service Charge Amount £1,436.40
 Leasehold Ground Rent Amount £200
 Council Tax Banding: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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