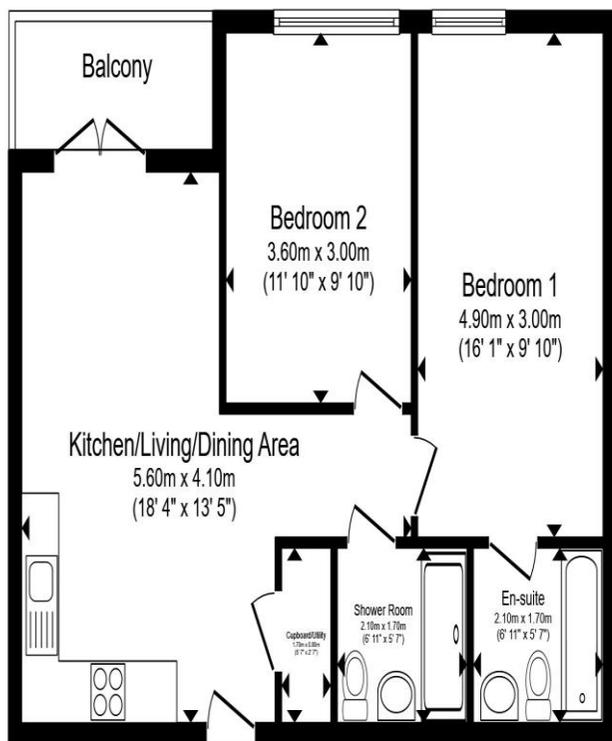




**Ironworks David Street, Leeds LS11 5FB**



Floor Plan

Total floor area 58.5 m<sup>2</sup> (630 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 [www.propertybox.io](http://www.propertybox.io)



## welcome to Ironworks David Street, Leeds

- GUIDE PRICE £250,000 TO £260,000
- Modern two-bed apartment in a prime Leeds location
- Open-plan living, kitchen and dining area with balcony
- Contemporary kitchen with quartz worktops and integrated appliances
- Excellent transport links, close to Leeds Train Station

Tenure: Leasehold

EPC Rating: B

This is a Leasehold property with details as follows: Term of Lease 999

Council Tax Band: D Service Charge: 1000.00

Ground Rent: Ask Agent

guide price **£250,000**



### Kitchen/Living/Dining Area

18' 4" x 13' 5" ( 5.59m x 4.09m )

### Bedroom 1

16' 1" x 9' 10" ( 4.90m x 3.00m )

### En-Suite

6' 11" x 5' 7" ( 2.11m x 1.70m )

### Bedroom 2

11' 10" x 9' 10" ( 3.61m x 3.00m )

### Bathroom

6' 11" x 5' 7" ( 2.11m x 1.70m )

### Balcony

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Property Ref:

HEA109755 - 0004

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