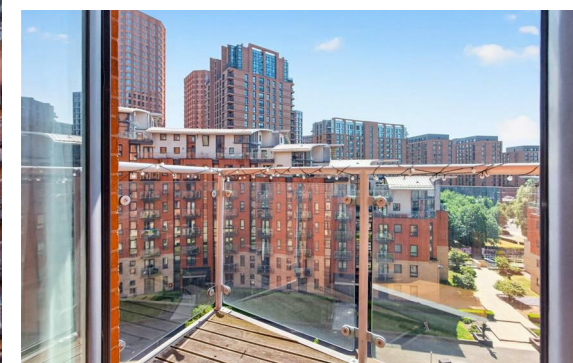




Santorini Gotts Road, Leeds, LS12 1DP

- Spacious one-bedroom apartment
- Private balcony
- Open-plan living
- Concierge service
- EWS1 compliant
- New modern kitchen
- Piazza views
- Large double bedroom
- Gated development
- No onward chain

Guide Price £140,000



Santorini Gotts Road, Leeds, LS12 1DP

DESCRIPTION

Spacious One-Bedroom Apartment with New Modern Kitchen & Balcony
Overlooking the Piazza – No Onward Chain

A spacious one-bedroom apartment featuring a newly fitted modern kitchen and a private balcony offering attractive views over the Piazza, situated within the highly sought-after City Island development in Leeds City Centre. Set between the River Aire and the Leeds & Liverpool Canal, this popular gated development provides direct canal access with scenic walking routes into the city centre and beyond. Offered for sale with no onward chain.

The accommodation briefly comprises an intercom entry system, secure communal entrance, and lift access to all floors. Inside, the entrance hall includes a useful storage cupboard and leads to a generous open-plan living space with a stylish newly installed modern kitchen, fitted with contemporary units and worktops, creating an ideal space for cooking and entertaining. Patio doors open onto the private balcony, where you can enjoy views across the landscaped Piazza. The property also benefits from a spacious double bedroom and a modern house bathroom.

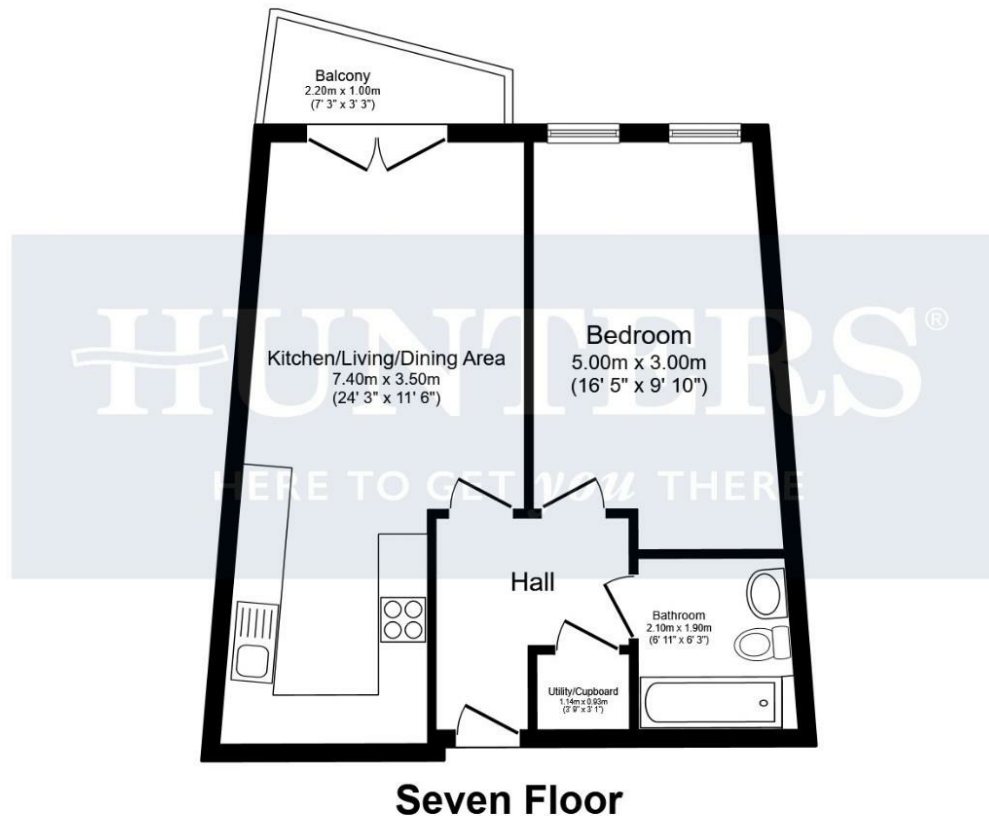
Residents have access to the beautifully maintained communal Piazza, featuring seating areas ideal for relaxing outdoors.

City Island is a well-regarded residential development located between the River Aire and the Leeds & Liverpool Canal. Residents benefit from an on-site concierge service, extensive landscaped communal gardens, and an attractive feature pond with fountains. The development is ideally positioned for convenient access to Leeds city centre, as well as the bars, restaurants, and amenities of the city's vibrant West End.

EWS1 / Fire Safety Compliant – Relevant documentation is available.







Total floor area 47.1 sq.m. (507 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



Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

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.

