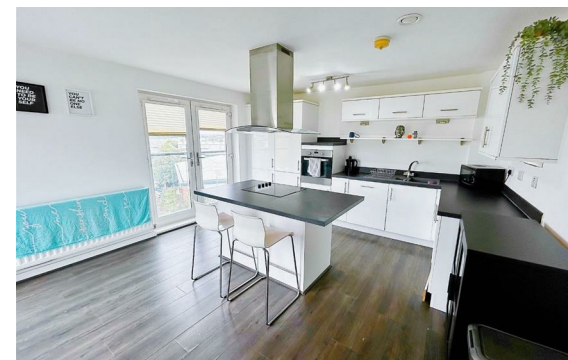




## Cable Place, Hunslet, Leeds, LS10 1GB

- NO ONWARD CHAIN
- Convenient Hunslet location just 1.4 miles from Leeds Train Station
- Spacious accommodation arranged over two floors
- Private roof terrace with attractive views over the River Aire
- Beautifully maintained communal grounds offering a peaceful setting
- Stylish duplex apartment set alongside the River Aire
- Only a ten minute walk from the vibrant Leeds Dock area
- Two generous double bedrooms and three modern bathrooms
- Allocated parking included for added convenience and practicality
- Council Tax Band A

**Guide Price £300,000**





# Cable Place, Hunslet, Leeds, LS10 1GB

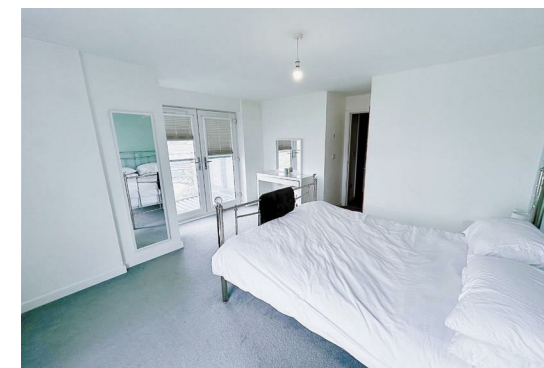
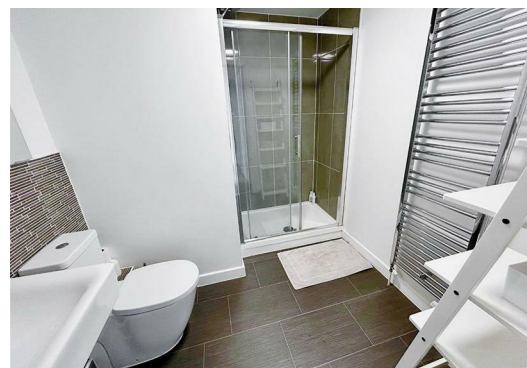
## DESCRIPTION

**NO ONWARD CHAIN.** Situated alongside the picturesque River Aire in Hunslet, this duplex flat offers a perfect blend of modern living and serene surroundings. Just 1.4 miles from Leeds Train Station and a mere ten minute stroll from the vibrant Leeds Dock, this property is ideally located for both convenience and leisure.

Spanning two levels, the flat features two spacious bedrooms and two well-appointed bathrooms and one WC, ensuring ample space for comfort and privacy. The contemporary decor is highlighted by a fully fitted kitchen, adorned in elegant white and grey tones, complete with a stylish centre island that serves as a focal point for both cooking and entertaining.

Natural light floods the living spaces, thanks to the south-east facing orientation, providing a warm and inviting atmosphere throughout the day. The property also boasts a delightful roof terrace, perfect for enjoying the stunning views over the River Aire and the immaculate communal grounds that surround the development. These grounds are beautifully landscaped, offering a tranquil escape from the hustle and bustle of city life.

Additionally, the property includes the convenience of parking, making it an ideal choice for those who value both style and practicality. This remarkable flat is not just a home; it is a lifestyle, offering a unique opportunity to live in a vibrant area with easy access to the best that Leeds has to offer. Don't miss the chance to make this stunning property your own.



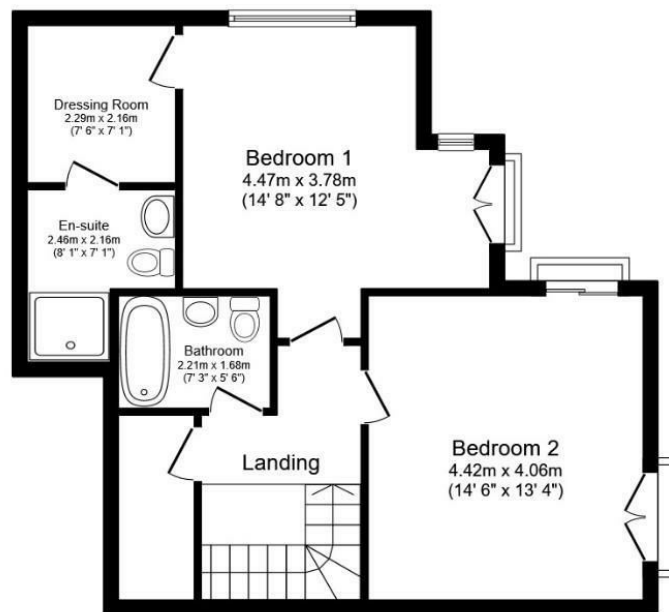
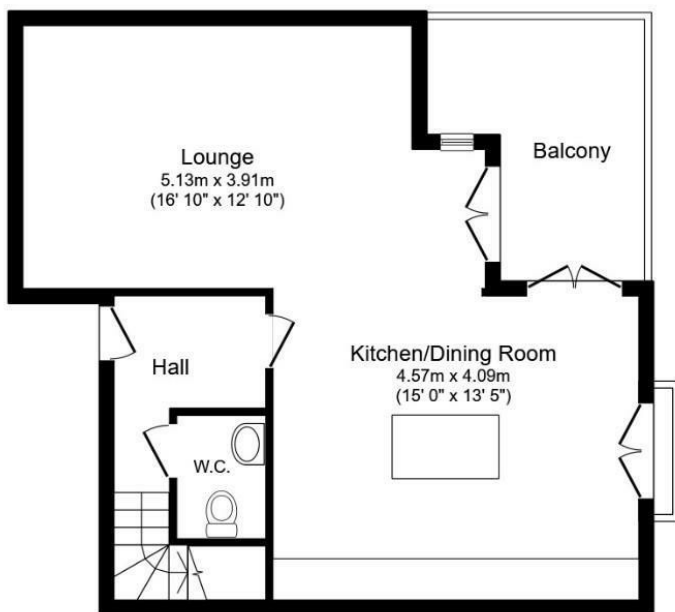
EPC  
Energy rating C  
This property produces 2.2 tonnes of CO2

Material Information - Harrogate  
Tenure Type: Leasehold  
Leasehold Years remaining on lease: 234  
Council Tax Banding: A









Total floor area: 117.4 sq.m. (1,264 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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)

### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

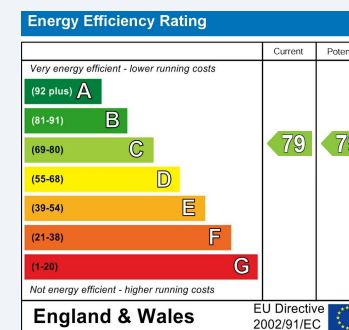
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
Tel: 01423 536222 Email: [harrogate@hunters.com](mailto: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.



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.

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HERE TO GET *you* THERE