



Simpsons Fold West,
LS10

ZENKO
CITY LIVING

FOR SALE

£164,950

A SPACIOUS APARTMENT IN A VERY WELL-ESTABLISHED
BUILDING ON DOCK STREET



SIMPLE





















1

Bedrooms

1

Bathrooms

592

Sq. Ft.



ABOUT

A spacious apartment in a very well-established building on Dock Street. Simpsons Fold was one of Leeds first city centre developments by an independent developer and is one of the oldest streets in Leeds.

Many of the city's amenities are within easy walking distance including the General Infirmary, (12 mins) the Law Courts (19 mins), the Railway Station (14 mins), the Business District (20 mins) and the main shopping areas of Victoria Gate (10 mins) and Trinity (6 mins). There is also a great selection of places to eat and drink immediately on the doorstep. All quoted times are taken from Google Maps.

IDEAL FOR OWNER OCCUPIERS

GREAT AMENITIES IN THE IMMEDIATE AREA

FULLY REDECORATED THROUGHOUT

GRADE II LISTED CONVERSION

UPGRADED KITCHEN

EPC: C

FLOOR TO CEILING WINDOWS

COUNCIL TAX BAND: C

LARGER THAN AVERAGE - EXCESS OF
575 SQUARE FEET

LEASEHOLD



ABOUT.. continued

Simpsons Fold is a characterful development located south of the River Aire, on Dock Street. This former warehouse has been carefully converted into 46 individual 1, 2 & 3 bedroom apartments, all with character, including open brickwork and some with original structural beams. As of May 2025, the residents were awarded right to manage - The Leaseholders now employ the management company rather than the freeholder.

Service charge: £TBC PA

Ground rent: £126 PA

Length of lease: 125 years from 1st Jan 1997

Heating: Electric

Water: Mains connected, via meter

Electric supply: Mains connected, via meter

Broadband: High speed fibre

Mobile signal: No issues

Flood Risk: None

Local Planning Permissions: NA







Ciao Bella
The Small Restaurant

Ciao Bella
The Small Restaurant



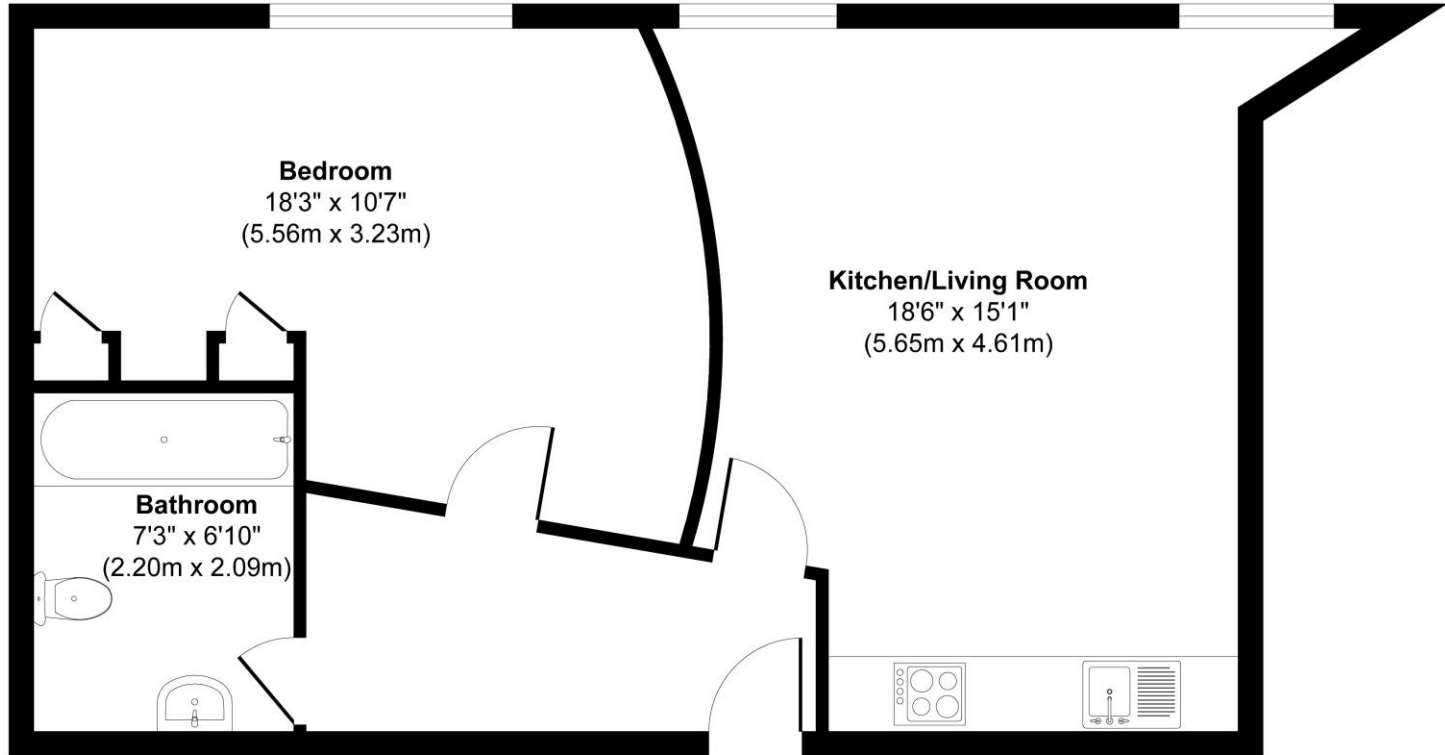
LEFT HAND SIDE

1 FTTD
FLOOR 1-3
PLAY ZONES
10A

THIS WAY
TO THE PLAY
ZONES
10-11

10-11
FOLD

24 Simpsons Fold West, Leeds LS10 1JF



Floor Plan

Approx. Gross Internal Floor Area 592 sq. ft / 55.05 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

www.harprsurveyors.co.uk



Lease information

125 from
1997

Lease length

£TBC
P.A

Service charge

£126
P.A

Ground rent



For more information or to arrange a viewing contact
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