







Clarence House, The Boulevard, Leeds, LS10 1LL

- Chain free One-bedroom apartment
- Private balcony
- New kitchen including a breakfast bar with integrated kitchen appliances
- Newly fitted built-in wardrobe
- Prime Leeds Dock location
- Great for investors and first time buyers
- Open-plan living
- Spacious double bedroom
- Modern bathroom
- Recently fitted new flooring throughout the apartment

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Guide Price £140,000

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DESCRIPTION

Stylish One-Bedroom Apartment with Balcony – Clarence House, Leeds Dock

This superb one-bedroom apartment in Clarence House, Leeds Dock, offers the perfect combination of style, comfort, and convenience.

The bright and spacious open-plan living and kitchen area is flooded with natural light, thanks to the private balcony, creating an inviting space to relax or entertain. The contemporary kitchen is finished to a high standard and features integrated appliances, complemented by a practical breakfast bar. The modern bathroom is well presented.

This spacious city apartment presents an excellent opportunity for first-time buyers and investors alike. Water is included within the service charge for the development—please contact us for further details.

Leeds Dock is one of the city's most sought-after waterfront destinations, offering an exceptional mix of work, leisure, and lifestyle. Residents enjoy a fantastic selection of restaurants, cafés, and bars, alongside a vibrant calendar of year-round events, all within easy reach of Leeds city centre.



















First Floor

Total floor area: 43.2 sq.m. (465 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

Viewings

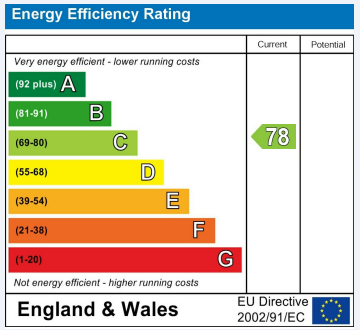
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.

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.

The Property Ombudsman

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