

**East Street, Leeds, LS9 8ER**  
**£225,000**

- Stylish apartment
- Exposed Brickwork
- Excellent access to Motorways
- 2 double bedrooms
- Secure Parking Space
- Luxury Bathroom with shower
- Minutes walk into City Centre

PARKLANE are pleased to offer for sale this TWO BEDROOM, ONE BATHROOM apartment within the Worsted House conversion forming part of the East Street Mills Development. Located on the SECOND FLOOR the apartment features an open plan living/kitchen/dining area with a custom fitted kitchen and beautiful exposed brickwork, modern Luxury Bathroom with full bath and shower and 2 large bedrooms overlooking Leeds City Centre. The second bedroom is currently used as a home office but is also suitable for a double bed. Walking distance to Leeds Dock which has various restaurants and bars and it is a 10 minute walk from the heart of Leeds City Centre. Excellent investment property or first time buy. Secure allocated parking space. Early inspection is recommended to appreciate the quality of accommodation offered.

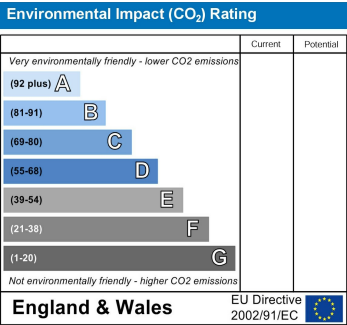
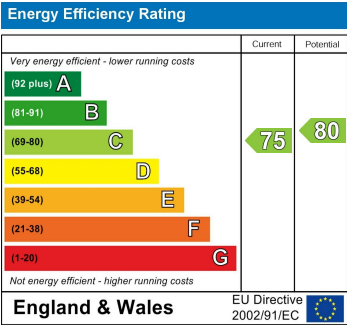
East Street in Leeds delivers a vibrant urban living environment, ideal for buyers seeking modern convenience close to the city centre with easy access to shops, cafés, and cultural destinations. Excellent transport links, including walking distance to Leeds Station and key bus routes, make daily commuting effortless. With its energetic atmosphere and prime city-edge location, East Street stands out as a highly attractive choice for professionals and families.

EPC Rating C.

Council Tax Band D.

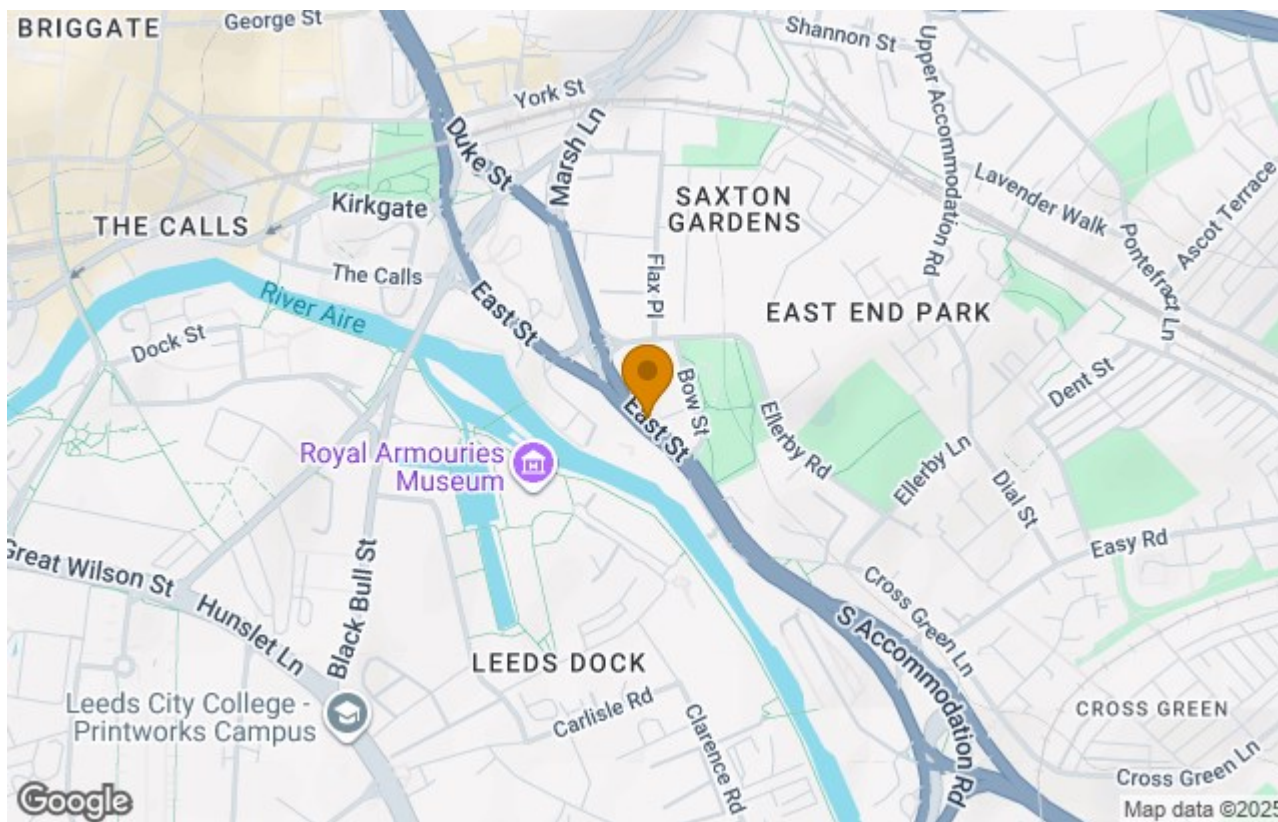
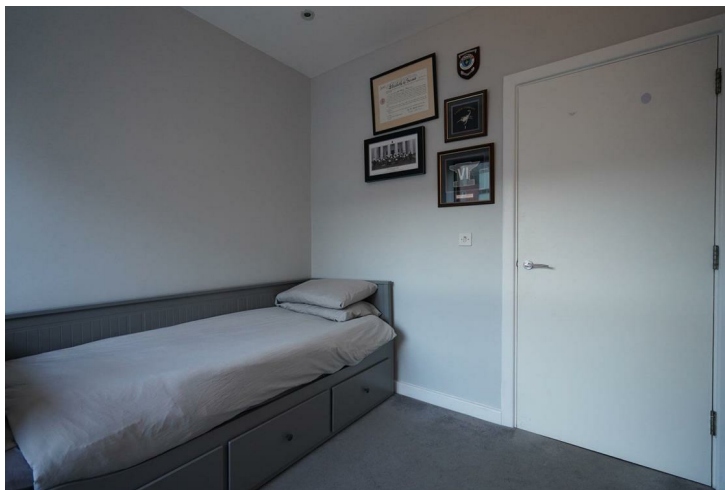
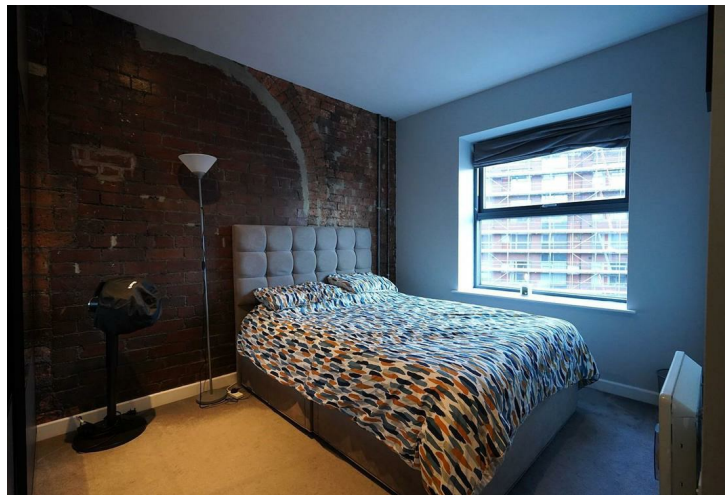
Leasehold Information

Remaining Lease: 102 Years  
Annual Ground Rent: £250  
Annual Service Charge: TBC



Stylishly presented 2 bedroom apartment with exposed brickwork, includes secure parking space.





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. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(\*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.