



# Chadwick Street, Leeds, LS10 1NH

£130,000



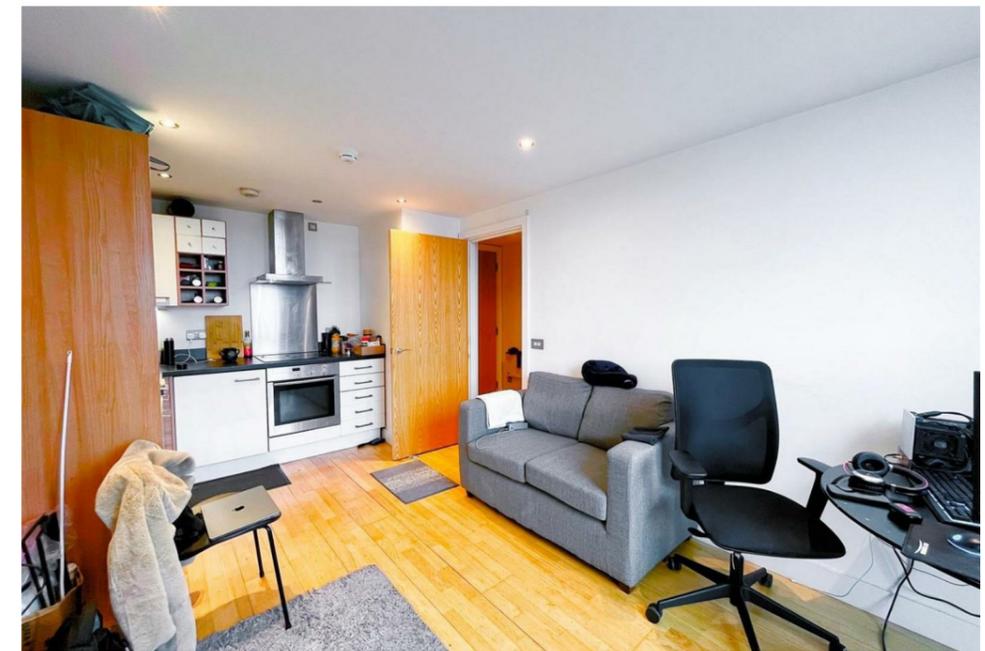
- Seventh-floor apartment in the Leeds Dock development
- Contemporary open-plan kitchen and living area
- Close to local amenities including Tesco and popular dining spots
- Excellent transport links including buses, trains, and motorway access
- Early viewing highly recommended
- One spacious double bedroom ideal for individuals or couples
- Private balcony offering attractive city views
- Walking distance to Leeds city centre attractions
- Ideal first-time purchase or investment opportunity
- Council Tax Band C

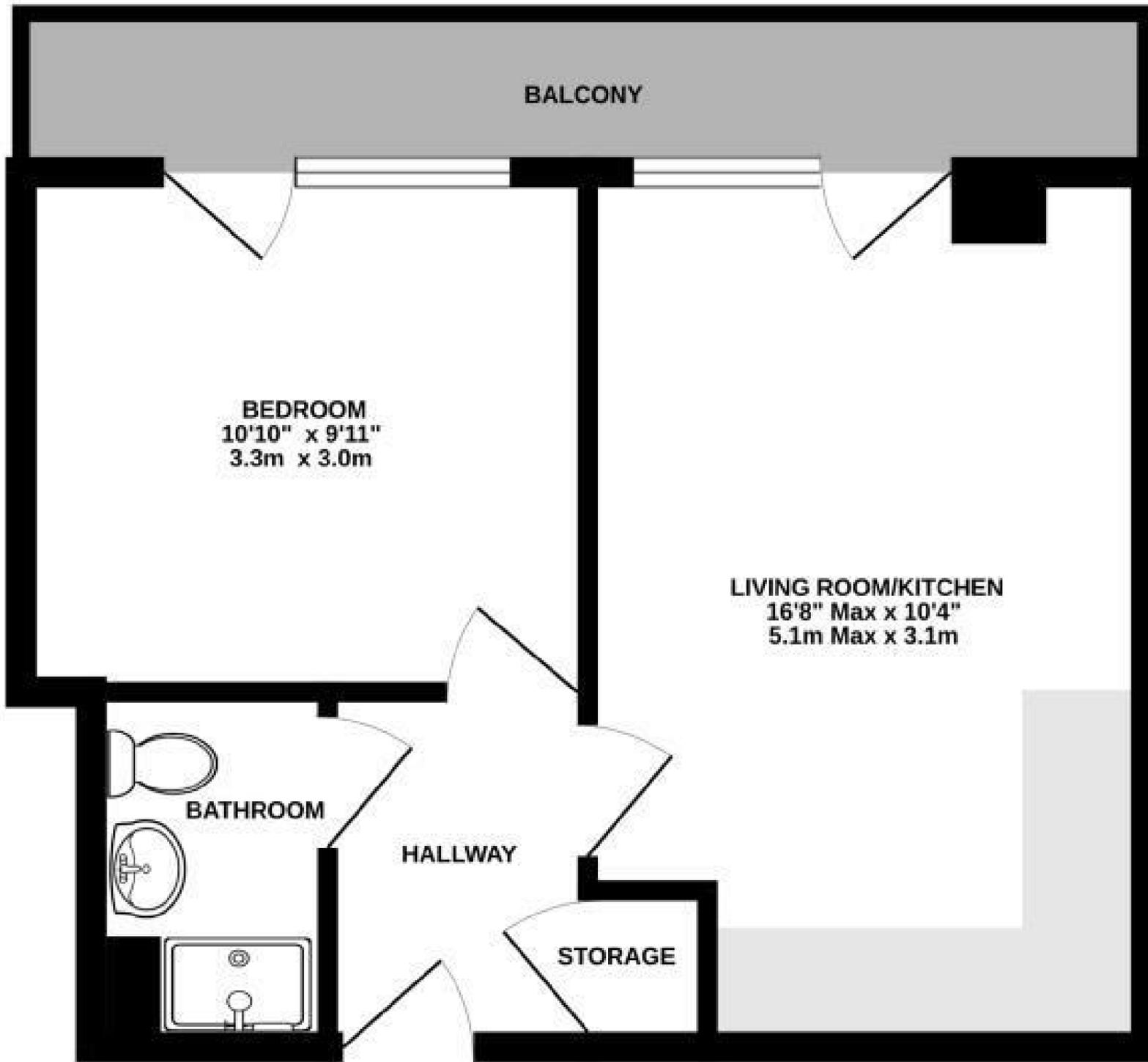
Located in the Leeds Dock area, this seventh-floor apartment offers a perfect blend of modern living and convenience. With one spacious double bedroom and a well-appointed bathroom, this property is ideal for individuals or couples seeking a stylish urban retreat.

The open-plan kitchen and living area create a welcoming space, perfect for both relaxation and entertaining. Large windows allow natural light to flood the room, enhancing the contemporary feel of the apartment. Step outside onto the balcony to enjoy delightful city views, a perfect spot for unwinding after a busy day.

Leeds Dock is renowned for its lively atmosphere and excellent amenities. Just a short stroll away, you will find a Tesco for your everyday needs, as well as popular dining options such as Dock 29 bar and Pizza Express. The area is also known for its vibrant community events, including summer farmers' markets, which add to the local charm.

With easy access to public transport, including bus and train stations, as well as motorway links, this apartment is perfectly situated for commuting or exploring the wider region.





EPC  
Energy rating B  
This property produces 1.1 tonnes of CO2

Material Information - Harrogate  
Tenure Type: Leasehold  
Leasehold Years remaining on lease: 131  
Service Charge £492.81 quarterly (total £1971.24)  
Ground rent £125 twice a year (total £250)  
Council Tax Banding: C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	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.