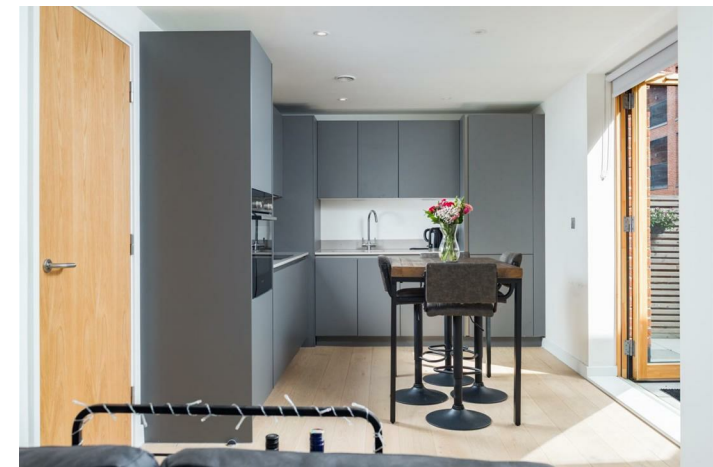




2 FOUNDRY SIDE DAVID STREET LEEDS, LS11 5ED

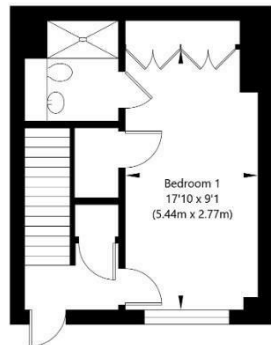
£500,000
LEASEHOLD - SHARE OF FREEHOLD

An exceptional recently built, south-facing three-bedroom townhouse situated within the award-winning Ironworks development in Leeds' vibrant South Bank. Offering bright and spacious accommodation, high-specification fixtures and fittings, a private sun terrace with stunning skyline views, and excellent energy efficiency throughout. Ideally located within walking distance of Leeds city centre, the railway station, Leeds & Liverpool Canal, and an array of popular independent cafés, restaurants and bars, this unique home perfectly combines contemporary city living with a thriving community atmosphere.

MONROE

SELLERS OF THE FINEST HOMES

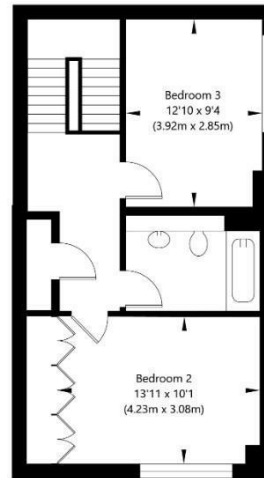
Foundry Side, David Street, Leeds LS11 5ED



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 310 SQ FT / 28.84 SQ M

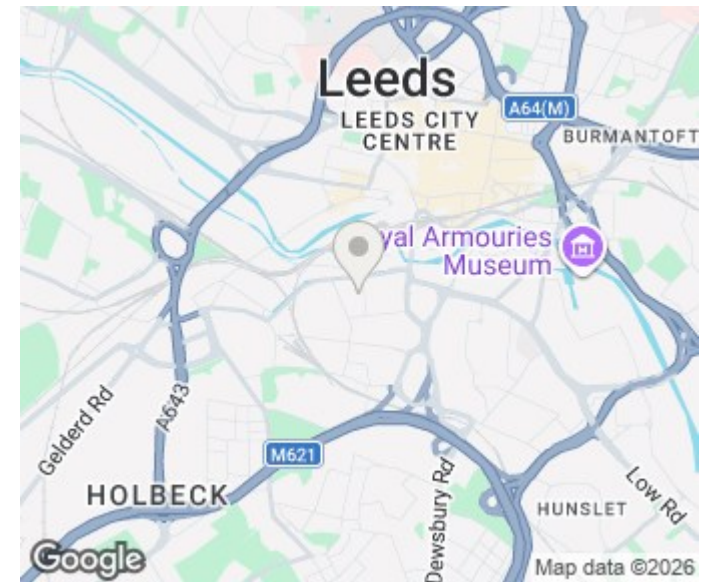


First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 486 SQ FT / 45.12 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 488 SQ FT / 45.31 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1284 SQ FT / 119.27 SQ M
All Measurements are approximate and should be independently verified.
Yorkshire Lens Photography © 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	86	87
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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