



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

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Stoneacre Properties

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Boyd's Mill, East Street, LS9 8BU

£1,595 Per Calendar Month

- LUXURY DUPLEX APARTMENT
- 2 DOUBLE BEDROOMS
- LEEDS CITY CENTRE
- LARGE OPEN PLAN LIVING
- MEZZANINE LEVEL
- PRIVATE TERRACE
- 2 ALLOCATED PARKING SPACES
- EPC D
- COUNCIL TAX BAND D
- AVAILABLE NOW

\*\*\* LUXURY DUPLEX APARTMENT \*\*\* CLOSE TO LEEDS CITY CENTRE \*\*\* TWO ALLOCATED PARKING SPACES \*\*\* PRIVATE TERRACE \*\*\* Stoneacre Properties are pleased to be able to offer to let this fantastic duplex apartment, beautifully presented throughout and offering a great opportunity for luxury living close to Leeds City Centre. Boyd's Mill is a Grade II listed converted mill, the development consists of just ten unique apartments finished to a very high standard including luxury kitchens and integrated SONOS system. The spacious accommodation comprises of private entrance, large open plan kitchen and living area, mezzanine level snug, inner hallway, master bedroom with en-suite, second double bedroom and house bathroom. Externally there is a private south west facing terrace and two allocated parking spaces. Available NOW!

## PRIVATE ENTRANCE

Intercom, engineered solid oak flooring, store cupboard providing plumbing for washing machine and cupboard housing water heater.

## KITCHEN

Luxury white gloss soft close kitchen units with granite worktops, stainless steel sink, double oven, electric hob, feature extractor fan, built in under counter fridge, freezer and dishwasher.

## LIVING AREA

Amazing double height living area with large double glazed feature window, engineered solid oak flooring, and two wall mounted electric heaters.

## SNUG

The mezzanine snug has a contemporary feel with steel railing and glass panels overlooking the main living space, double glazed window and wall mounted electric heater.

## INNER HALL

Double glazed doors leading to terrace, engineered solid oak flooring and wall mounted electric heater.

## MASTER BEDROOM

Double height master bedroom with built in wardrobes, wall mounted electric heater and two double glazed windows.

## ENSUITE

Fully travertine tiled en-suite with walk in shower, wash hand basin, W.C and built in feature storage cupboard.

## BEDROOM TWO

Double height second double bedroom with built in wardrobes, wall mounted electric heater and double glazed window.

## BATHROOM

Fully travertine tiled bathroom comprising bath with shower over, wash hand basin, W.C and built in feature storage cupboard.



## EXTERNAL

Externally the property benefits from a large private south west facing terrace and two allocated parking spaces.

## LEASE

We are advised by the vendor that the property is leasehold with a term of 245 years remaining. The current service charge is approximately £2,244.00 Per annum and the ground rent is £300.00 per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.

