



 **2**
Bedrooms

 **2**
Bathrooms

Tenure :
Leasehold



***** STUNNING DUPLEX APARTMENT WITH TWO PRIVATE TERRACES & TWO ALLOCATED PARKING SPACES *****

Tudor Sales & Lettings are delighted to present to the market this exceptional two-bedroom duplex apartment set within the beautifully converted Boyd's Mill, located just outside Leeds city centre.

Boyd's Mill is a Grade II listed former mill, sympathetically converted into just ten distinctive apartments, each finished to an outstanding standard. This particular home boasts a high-specification interior, including a luxury fitted kitchen, integrated SONOS sound system, and impressive floor-to-ceiling windows with bi-folding doors that flood the space with natural light.

The spacious and thoughtfully designed accommodation briefly comprises: a private entrance, a superb open-plan kitchen, dining and living area, and a mezzanine snug overlooking the main living space. There are two generous double bedrooms, including a principal bedroom with en-suite, alongside a stylish house bathroom.

Externally, the property truly stands out, offering two fantastic private terraces, ideal for entertaining or relaxing, as well as the rare benefit of two allocated parking spaces.

This is a truly unique home of character and quality, and early viewing is highly recommended to fully appreciate what is on offer.

Private Entrance

Accessed via intercom, featuring engineered solid oak flooring and a useful storage cupboard with plumbing for a washing machine.

Tenure: Leasehold.

- Ground Rent - one annual payment by Dec 31st of £300
- Service Charge - monthly payment of £294.72
- Length of Lease left - 240 years (250 years from 2016)

Lounge/diner/kitchen *9.16m x 6.64m (30' 1" x 21' 9")*

Open plan living at it's finest! Featuring four panel double glazed folding doors. Further double glazed windows to dual aspect. Hard wood flooring and spotlighting to ceiling. Island breakfast bar, a range of wall and base units and integrated appliances to kitchen with double oven and microwave and sink with mixer tap.

Mezzanine living space *4.48m x 3.88m (14' 8" x 12' 9")*

Spacious living area that could be used as a third bedroom if required.

Master bedroom suite *3.38m x 3.96m (11' 1" x 13')*

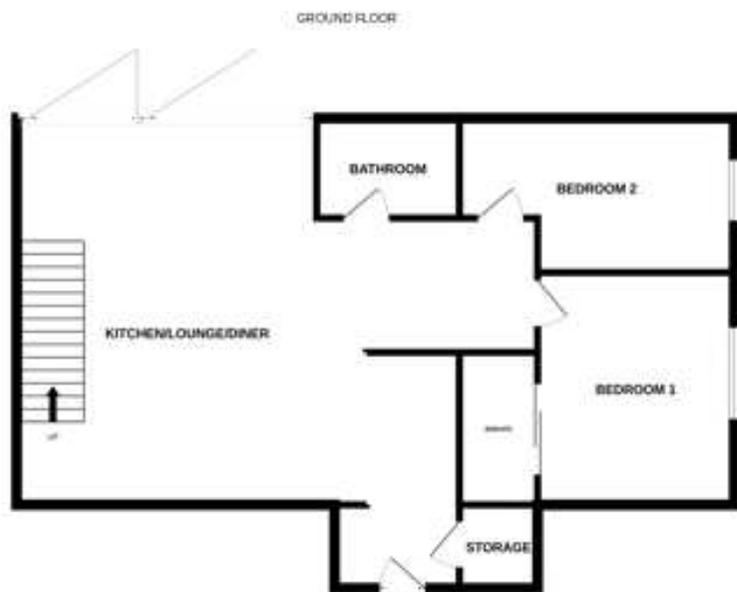
Double bedroom with Double glazed window, electric heater and sliding doors to en-suite shower room featuring WC, Sink and shower with surround.

Bedroom 2 *4.74m x 2.80m (15' 7" x 9' 2")*

Double bedroom with double glazed window and electric heater.

Bathroom

Fully tiled modern bathroom with white three piece suite comprising of bath, WC and hand basin.



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Maid and Street 22222

