



Landing Place
LS9

ZENKO
CITY LIVING

FOR SALE

£449,950

A GREAT TOWNHOUSE WITH THREE DOUBLE BEDROOMS AND
TRIPLE ASPECT VIEWS OF THE RIVER.

















3

Bedrooms

2

Bathrooms

1107

Sq. Ft.



ABOUT

A three-bedroom, two-bathroom townhouse in a prime position on Landing Place, forming part of the Climate Innovation District. Located on the banks of the river Aire many of the city's amenities are within easy walking distance including the General Infirmary (40mins), the Law Courts (37 mins), the Railway Station (28 mins), Wellington Place (39 mins), Northern Ballet (19 mins), West Yorkshire Play House (21 mins), the bus station (21 mins) and the main shopping areas of Trinity (24 mins) and Victoria Gate (23 mins) are close by. Onsite there is Piglove Brewery and taproom and additionally, Leeds Dock (5 mins) features a Tesco Metro, restaurants, cafes, bars, and car parking. (All walking times are quoted from Google maps)

GREAT POSITION WITHIN THE DEVELOPMENT

JULIETTE BALCONY

VIEWS OVER THE RIVER AS WELL AS UP AND DOWN STREAM

COMMUNAL TERRACE

TRIPLE ASPECT - ADDITIONAL WINDOW TO THE GABLE END

EPC: B

ENERGY EFFICIENT ECO HOME

COUNCIL TAX BAND: C

GREAT TERRACE WITH VIEWS

LEASEHOLD



ABOUT.. continued

The Climate Innovation District is an award winning, community led development focused around open, green space, positioned next to the river.

We are advised that the service charge is approx. £2000 P.A

Length of lease 999 years from 2018

Each property shares the freehold through the tenant's membership of the Community Interest Company.

No ground rent

Heating: Electric

Water: Mains connected, via metre

Electric supply: Mains connected, via metre

Broadband: High speed fibre

Mobile signal: No issues

Flood Risk: None

Local Planning Permissions: Climate Innovation District

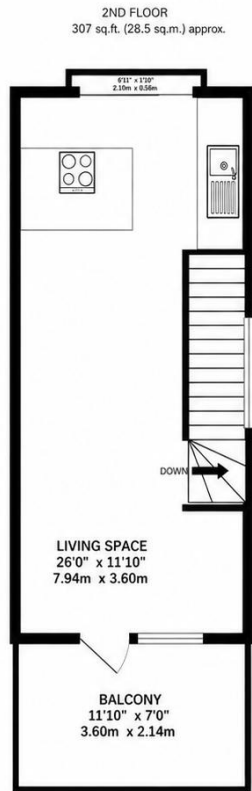
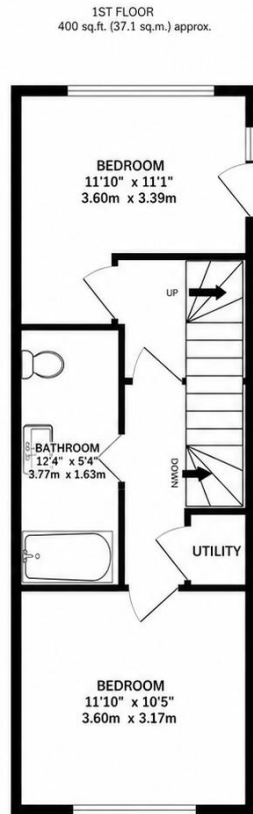
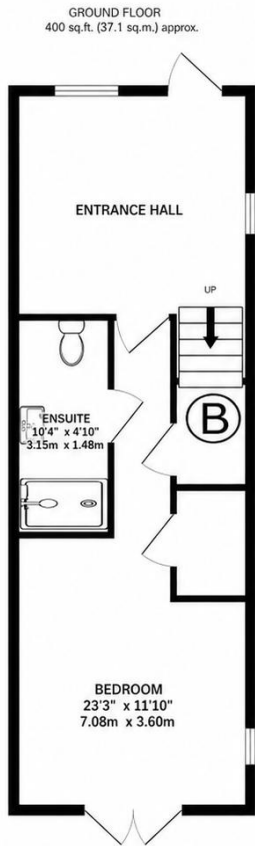












TOTAL FLOOR AREA : 1107 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

www.harpsurveyors.co.uk



Lease information

999 from
2018

Lease length

£2000
P.A

Service charge

£0
P.A

Ground rent



For more information or to arrange a viewing contact
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