



Park Square North, Leeds, LS1 2NP

- Stunning top-floor apartment in the heart of Leeds city centre
- Two spacious double bedrooms with excellent natural light
- Modern fitted kitchen with integrated appliances
- Just a 0.4 mile walk to Leeds train station for easy commuting
- Early viewing highly recommended
- Views overlooking the picturesque Park Square
- Exposed beams adding charm and contemporary elegance
- Private terrace with fire pit, ideal for entertaining and relaxing
- Perfect for professionals or couples seeking stylish city living
- Council Tax Band E

Guide Price £350,000



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DESCRIPTION

Located in the heart of Leeds, at Park Square North, this exquisite top-floor apartment offers a perfect blend of modern living and charming character. With two spacious double bedrooms, including a main bedroom that boasts an ensuite bathroom and delightful views over the picturesque Park Square, this property is ideal for those seeking comfort and style.

As you enter up the stairs, you are welcomed by an open lounge and dining area, where exposed beams add a touch of elegance and warmth to the space. This inviting area is perfect for entertaining guests or enjoying a quiet evening at home. The well-appointed kitchen features integrated appliances, making it a joy for any home cook.

One of the standout features of this apartment is the private terrace, complete with a fire pit, providing an excellent outdoor space for relaxation and social gatherings.

Conveniently located just a 0.4 mile walk from the train station, this property offers excellent transport links for commuters and easy access to the vibrant city centre. Whether you are a professional looking for a stylish home or a couple apartment is sure to impress.

EPC

Energy rating E

This property produces 2.2 tonnes of CO₂

Material Information - Harrogate

Tenure Type: Leasehold - in the process of buying the Freehold so will become Share of Freehold

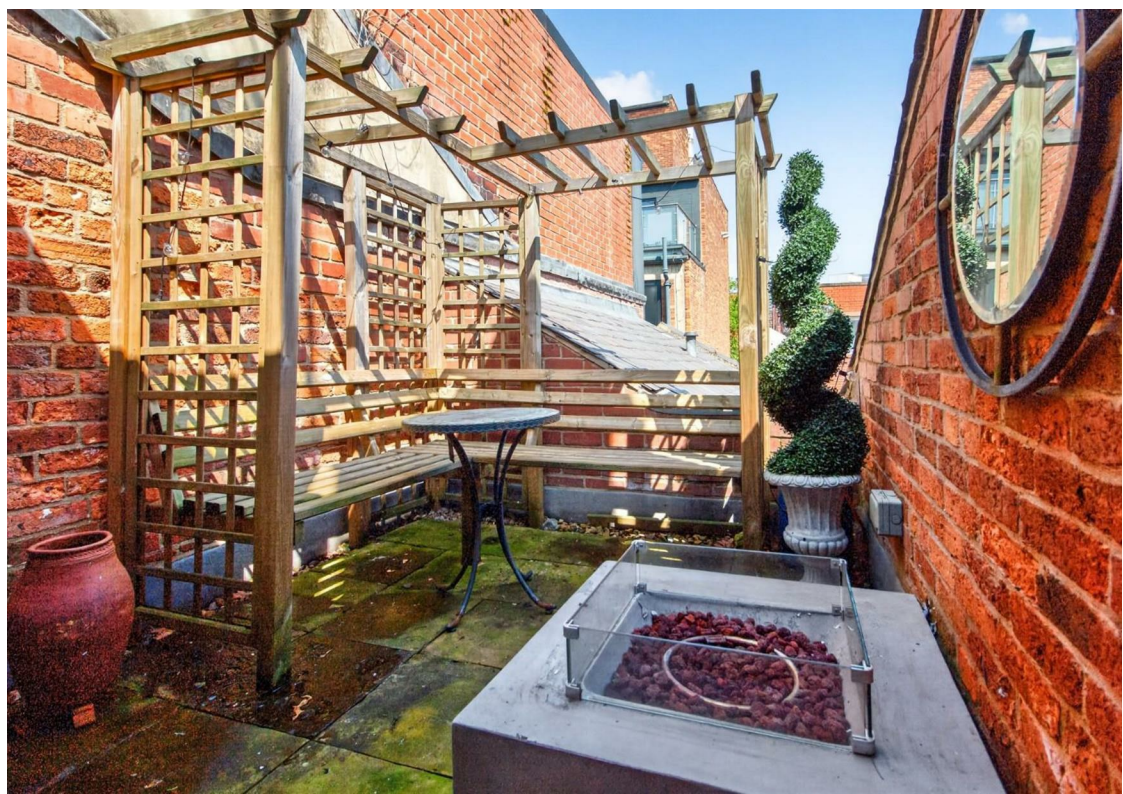
Leasehold Years remaining on lease: 976

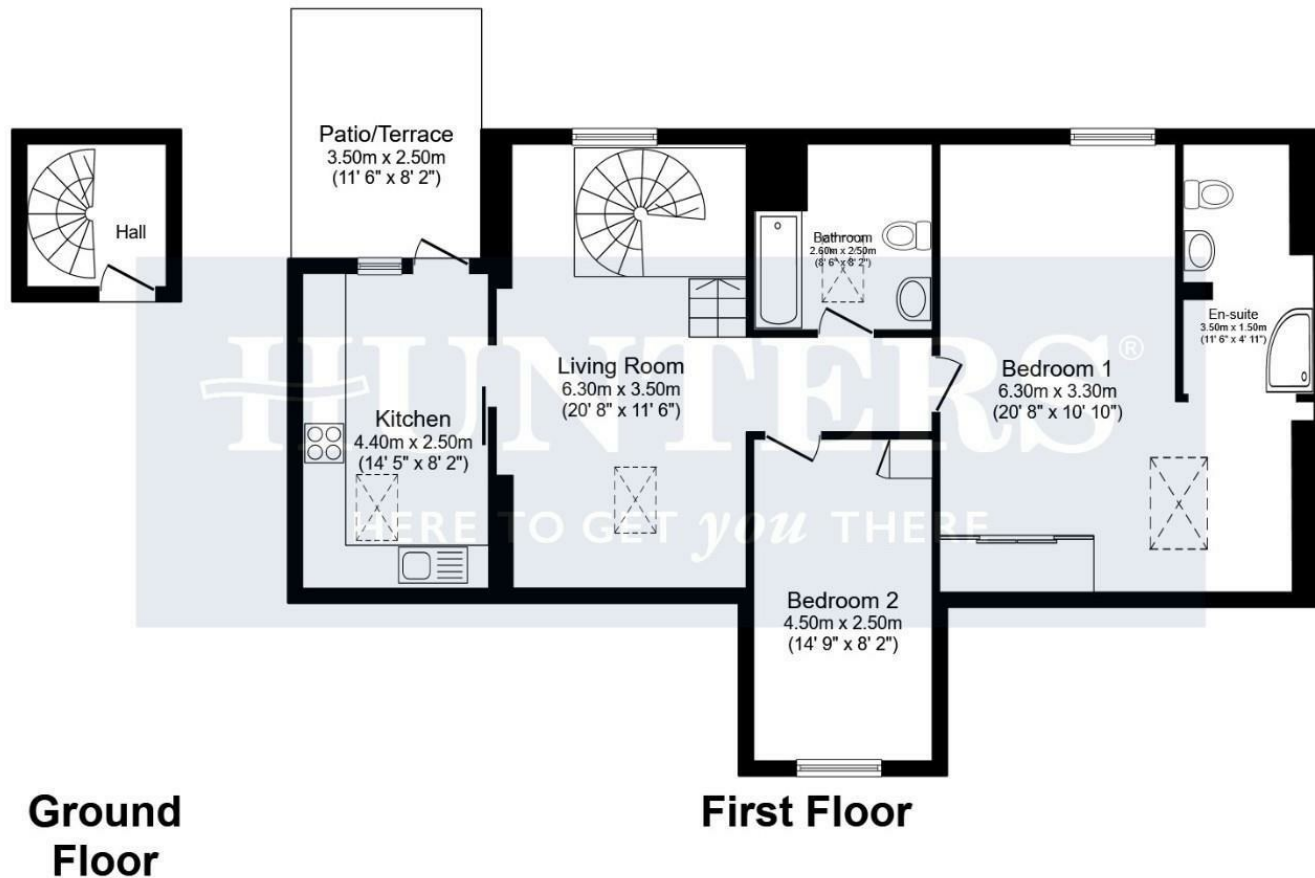
Leasehold Annual Service Charge Amount £TBC

Leasehold Ground Rent Amount £50

Council Tax Banding: E

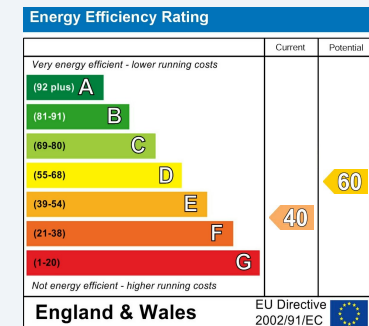






ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.



Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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Total floor area 109.1 sq.m. (1,174 sq.ft.) approx

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