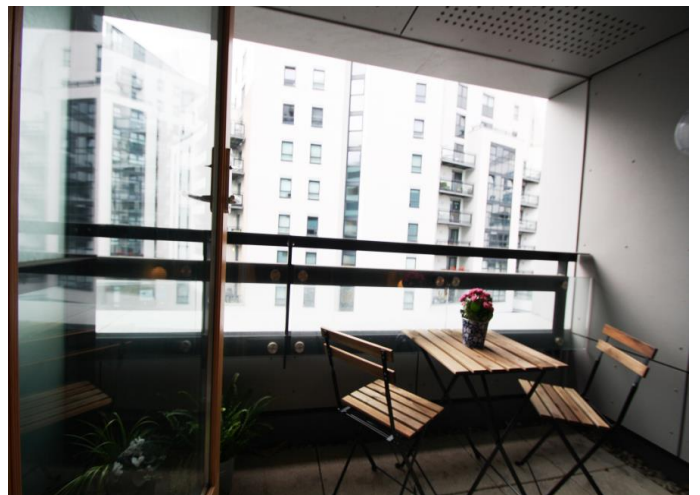




Moving is easy with...

**LINLEY &
SIMPSON**



GATEWAY WEST, EAST STREET, LEEDS, LS9 8DZ

A SPACIOUS and WELL PRESENTED, 2ND floor, TWO BEDROOM, TWO BATHROOM apartment, with LARGE COVERED BALCONY, recessed kitchen, GOOD STORAGE and ALLOCATED BASEMENT PARKING. CURRENTLY rented until MAY 2017 AT £925pcm.

Fixed Price £175,000



www.linleyandsimpson.co.uk

Linley and Simpson brings to market this well presented, 2nd floor, 2 bedroom, 2 bathroom, contemporary style apartment.

Available furnished and forming part of the popular Gateway development - the property offers well planned accommodation covering more than 720sqft.

The bedrooms are very generous in size, one has an en-suite shower room and the other has the use of the house bathroom, which is located across the hall.

One allocated basement parking space is included.

Currently rented until May 2017 at £925pcm, with a possible rent of £950pcm.

THE DEVELOPMENT

The Gateway is a large mixed use development split over four different cores. Facilities on-site include a residents gym, convenience store, coffee shop, hairdressers and sports bar. There is also a on-site Management suite, providing 24 hour security.

This property is well positioned for easy access into and out of the city centre, as well as the popular residential areas of Leeds Dock and the Calls.

LOUNGE / DINING ROOM

The open plan living room is a great size, with plenty of space for lounging and dining. There are floor to ceiling patio doors, which give access to the covered east facing balcony - ideal for alfresco breakfast dining.

KITCHEN / DINER

Forming part of the open plan living space is the kitchen, which sits nicely behind the dining area. It is cherry red in colour, with a built in oven, hob, dishwasher and separate full size fridge freezer. The worktops are high gloss and there is under cupboard feature lighting. The separate washing machine are located in the large storage cupboard off the hallway.

BEDROOM 1

The master bedroom is a great size, with plenty of room for wardrobes and additional storage. There is a en-suite shower room and the large window looks to the east and over the water feature, which forms part of the development piazza.

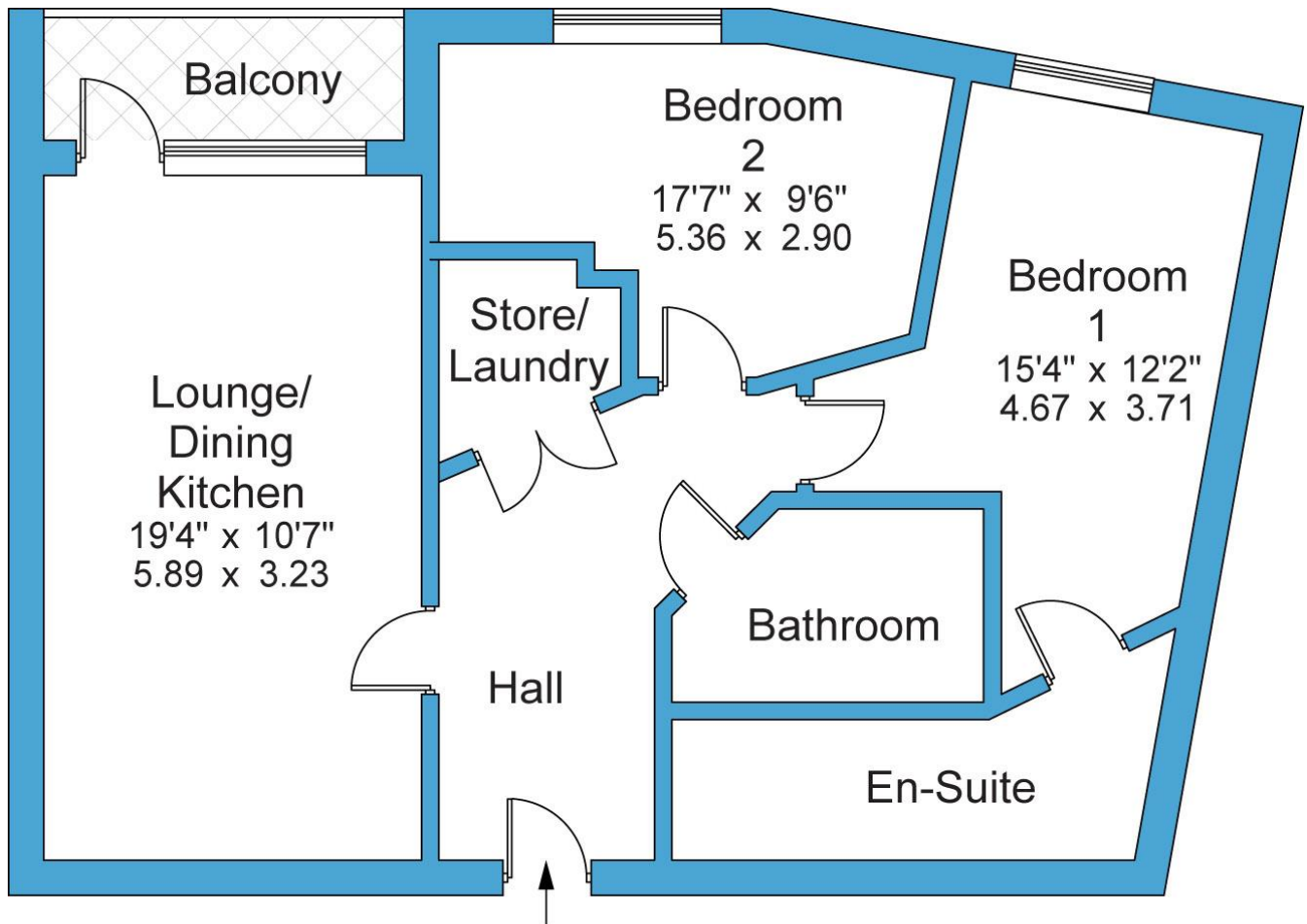
BEDROOM 2

The second bedroom is again very generous in size, with a east facing window over looking the development piazza. It will accommodate all necessary furniture, making it ideal for guests of full time flatmates alike.

BATHROOM & EN-SUITE

Both the house bathroom and en-suite are modern and contemporary, with white sanitary wear, including a floating toilet and sink, thermostatically controlled shower, large wall mirror and chrome towel rail.





For illustrative purposes only. Not to scale.

The Vendor informs us that the following charges apply:-
 Ground Rent - £250pa / Service Charge - £1800pa
 Lease Term - 140 years remaining.

AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as a guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.