



167 Magellan House, Leeds, LS10 1JP

EWS1 Approved

A stunning two bedroom apartment for sale in Magellan House, Leeds Dock.

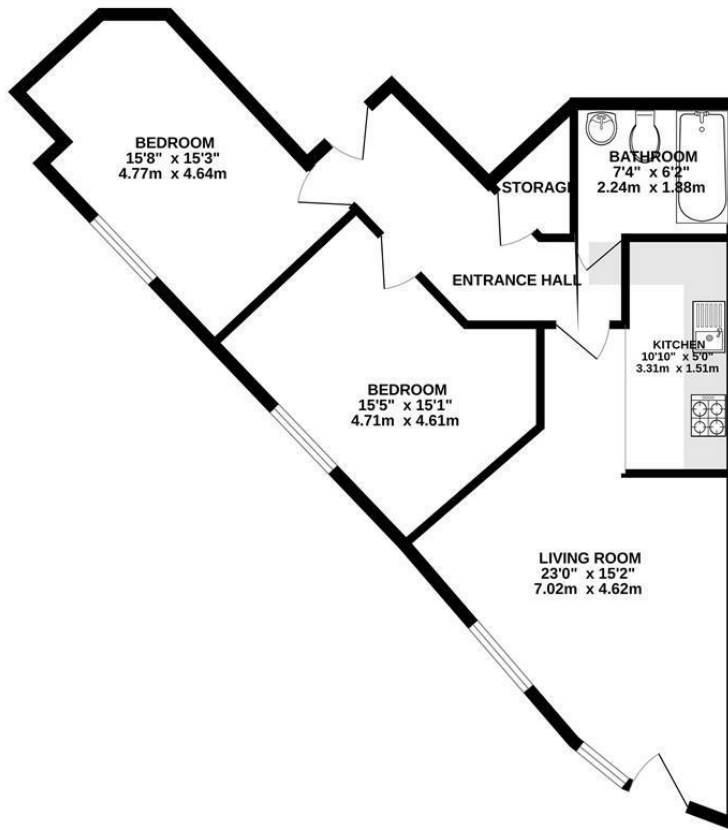
Containing modern appliances and two large bedrooms, this property comprises an open plan kitchen living room benefitting a Juliette balcony a fully integrated kitchen. The house bathroom has floor to ceiling tiles and a bath with shower over. Two large double bedrooms have recessed spotlighting and fitted carpets.

Magellan House is a waterside development, benefitting from city centre amenities within 0.5 miles. Lift access is available and the development has secure fob entry.

- Leeds Dock
- Leasehold
- Juliette Balcony
- Secure Fob Entry
- Lift Access
- City Centre Apartment

£120,000

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		82	87
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	