



Ironworks David Street, Leeds LS11 5FB

 william
h brown

welcome to

Ironworks David Street, Leeds

An upper floor apartment in the well maintained Ironworks apartments close to Leeds City Centre, nicely presented with spacious living accommodation. The apartment features open plan living, two double bedrooms, en suite facilities and access to a private balcony.



Located in a prime position close to Leeds City Centre, this well-presented upper-floor apartment within the sought-after Ironworks development is now available for sale. Offering two spacious double bedrooms, including a master with en-suite facilities, the property also features an open-plan lounge and kitchen area, a modern shower room, and a private balcony accessed from the lounge. With excellent transport links and easy access to all the amenities Leeds has to offer, this apartment is an ideal choice for commuters and city living enthusiasts. A fantastic opportunity that is sure to attract a wide range of buyers.

Lounge/Kitchen

18' 10" Max x 11' 8" Max (5.74m Max x 3.56m Max)

Bedroom One

16' 1" Max x 9' 9" Max (4.90m Max x 2.97m Max)

En Suite

Bedroom Two

12' 6" Max x 9' 10" Max (3.81m Max x 3.00m Max)



Shower Room



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Ironworks David Street, Leeds

- GUIDE PRICE £260,000 - £270,000
- TWO DOUBLE BEDROOMS
- EN SUITE FACILITIES
- OPEN PLAN LIVING
- PRIVATE BALCONY

Tenure: Leasehold EPC Rating: B

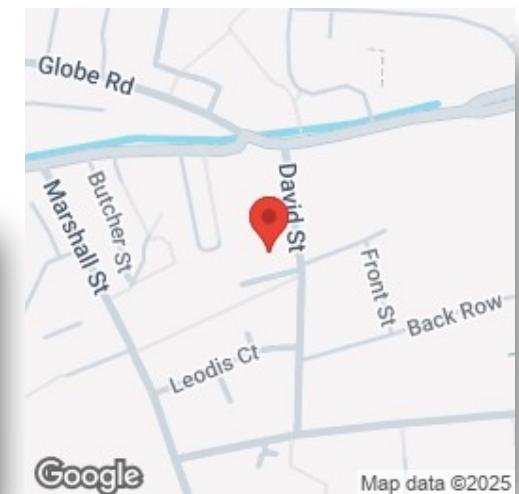
Council Tax Band: D Service Charge: 2180.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price

£260,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
HEA109470 - 0003

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