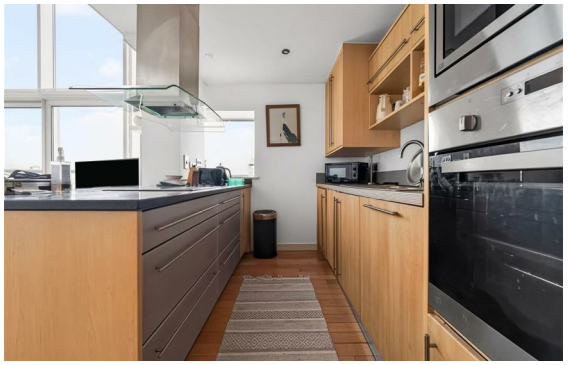
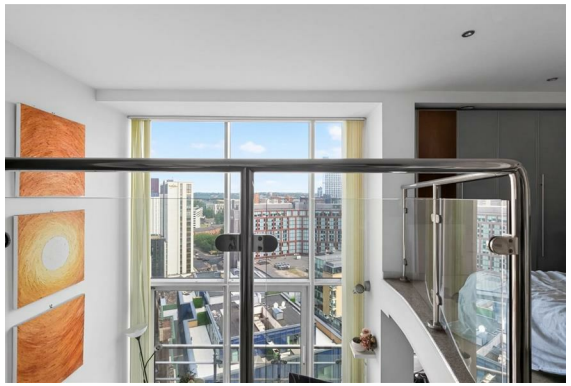








Albion Street, Leeds, LS2 8ES

- Popular K2 development in Leeds city centre.
- Open-plan living and dining area.
- Two bathrooms for added convenience.
- Far-reaching views across the city.
- Ideal for owner-occupiers and investors alike.
- Spacious one-bedroom duplex apartment.
- Modern fitted kitchen.
- Contemporary finish throughout.
- Walking distance to shops, restaurants and Leeds Station.
- Benefits from a private parking space

HUNTERS®
HERE TO GET *you* THERE

Guide Price £220,000

Albion Street, Leeds, LS2 8ES

DESCRIPTION

Situated within the popular K2 development in the heart of Leeds city centre, this well-presented duplex apartment offers modern accommodation across two floors, making it a practical choice for both owner-occupiers and investors.

The property comprises a spacious open-plan living and dining area, providing a comfortable space for everyday living and entertaining. The fitted kitchen is well integrated into the living space, while the generous double bedroom offers ample room for storage. With the added bonus of the main bathroom and a separate WC.

The duplex layout creates a clear separation between the living and sleeping accommodation, giving the apartment a greater sense of space and privacy than many traditional one-bedroom flats. Throughout, the property has been finished in a contemporary style and is ready to move straight into.

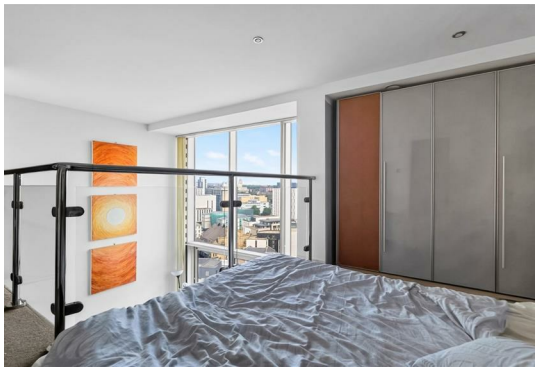
The apartment benefits from a private car parking space.

Positioned within Leeds city centre, the apartment enjoys far-reaching views across the skyline and is within easy walking distance of the city's wide range of shops, restaurants, bars, offices and transport links, including Leeds railway station.

Offered to the market with no onward chain, this apartment presents a straightforward purchase opportunity in a well-established city centre development.







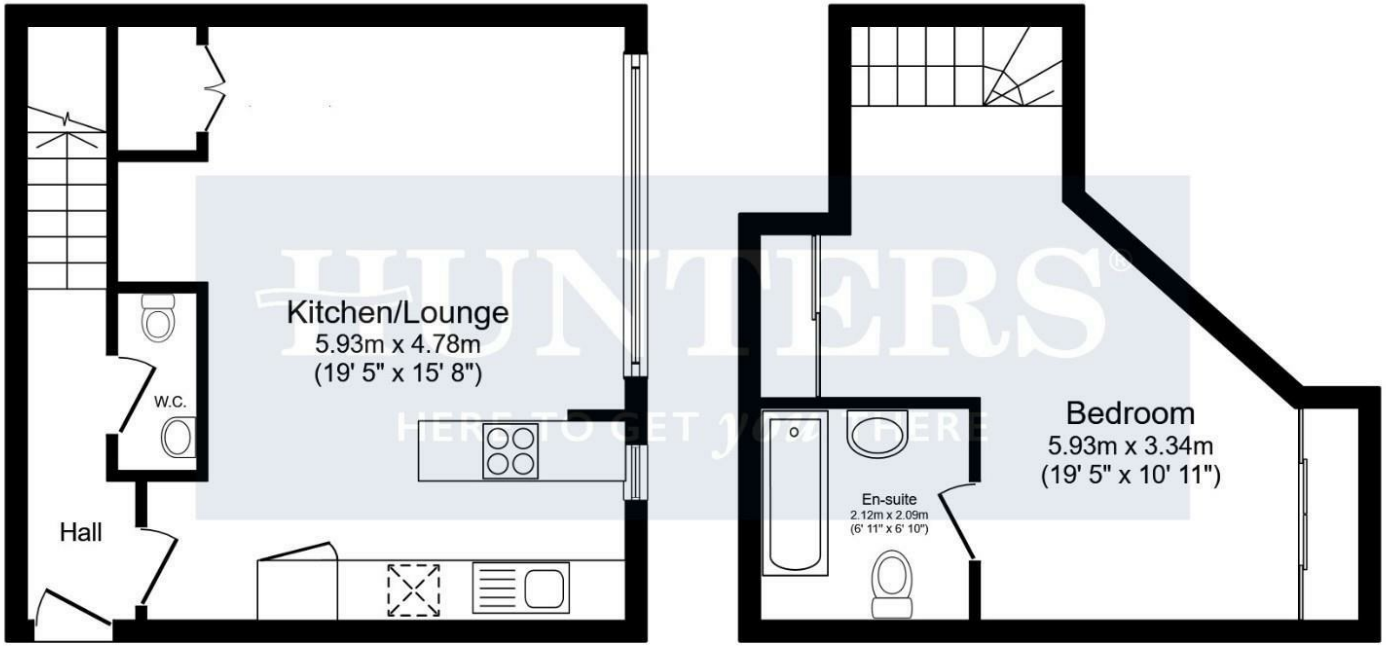












Ground Floor **First Floor**

Total floor area 60.1 sq.m. (647 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

HUNTERS® HERE TO GET *you* THERE

Viewings

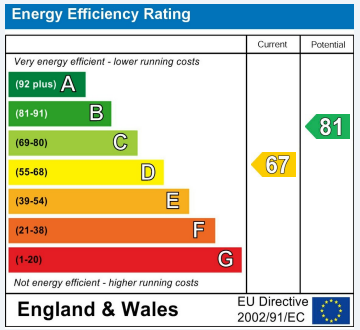
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.

The Property Ombudsman

Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com https://www.hunters.com

HUNTERS® HERE TO GET *you* THERE