



Foundry Side
Ironworks

ZENKO
CITY LIVING

FOR SALE

£594,950

A SPACIOUS THREE BEDROOM TOWN HOUSE WITH A 290
SQUARE FOOT TERRACE AND ALLOCATED UNDERCROFT CAR
PARKING.



















3

Bedrooms

3

Bathrooms

1561

Sq. Ft.



ABOUT

A spacious townhouse in excess of 1560 square feet in one of the city's most desirable developments forming part of Holbeck Urban Village. Many of the city's amenities are within easy walking distance including the southern entrance to the railway station (7 mins), Leeds General Infirmary (24 mins), the Law Courts (20 mins), Trinity (11 mins), Victoria Gate (18 mins) and Wellington Place (9 mins). There are quality venues in the immediate area to eat and drink including The Midnight Bell, Northern Monk Refectory, The Cross Keys and Suki. Additionally, further independent amenities can be found at Granary Wharf (3 mins).

The property is being sold with no onward chain.

SPACIOUS THREE BEDROOM TOWN HOUSE - IN EXCESS OF 1560 SQUARE FEET

MODERN WITH HIGH-SPECIFICATION THROUGHOUT

UNDERCROFT PARKING SPACE THAT'S EV CHARGER READY

LONG LEASE AND PEPPERCORN GROUND RENT

290 SQUARE FOOT FLAGGED PRIVATE PATIO

USEFUL 'SNUG' TO THE SECOND FLOOR LANDING

FLOOR TO CEILING WINDOWS

MANY QUALITY AMENITIES CLOSE BY

HIGH ENERGY EFFICIENCY - B (86)

5 + YEARS REMAINING ON THE NHBC BUILDING WARRANTY



ABOUT.. continued

The Ironworks is a scheme of just 68 homes made up of apartments and town houses, built by PfPigloo in 2022. The development sits with frontage to David Street just off Water Lane and forms part of Holbeck Urban Village and is designed with a nod to the heritage architecture that surrounds the development.

- We are advised that the current service charge £2250 P.A inc buildings insurance
- We are advised that the current ground is peppercorn with no rent reviews
- Lease length 999 years from 1st Jan 2020

Heating: Gas central. Metred consumption

Water: Mains connected, via a meter

Broadband: High speed fibre available

Mobile signal: No issues to report

Construction type: Brick

Flood Risk: None

Local Planning Permissions: None











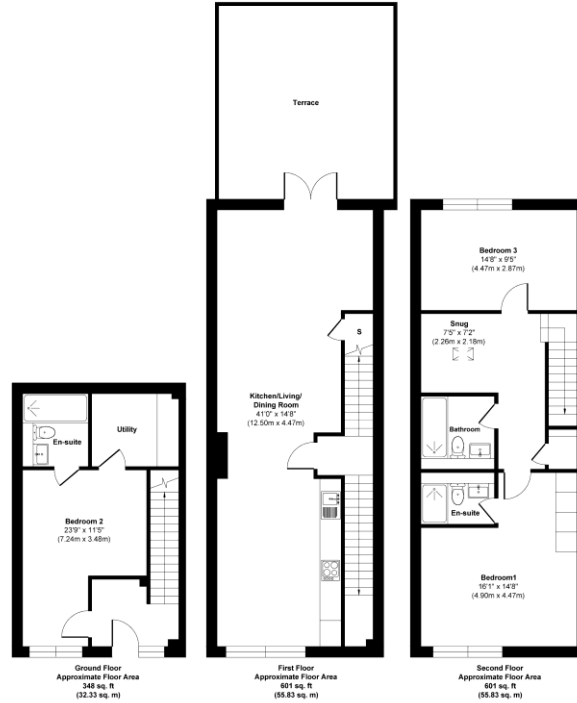






Floorplan

Foundry Side, David St, Holbeck, Leeds LS11 5ED



Approx. Gross Internal Floor Area 1550 sq. ft / 143.99 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

www.harpsurveyors.co.uk



Lease information

999 from
2020

Lease length

£2250
P.A

Service charge

£0
P.A

Ground rent



For more information or to arrange a viewing contact
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