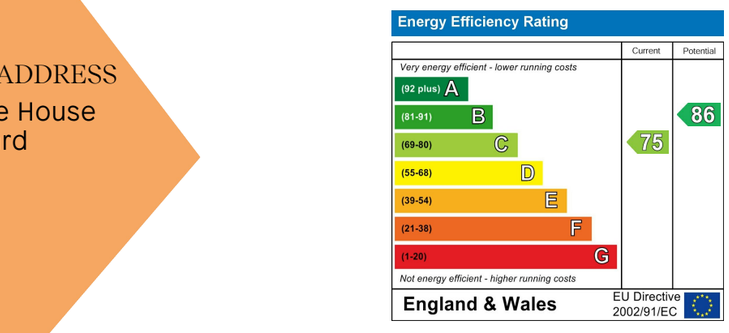
PROPERTY ADDRESS

142 Clarence House
The Boulevard
Leeds
LS10 1LH



The Boulevard, LS10







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- Spacious Two-Bedroom, Two-Bathroom Leeds Dock Apartment
- c.870 Sq. Ft. (81 Sq. M.) of Accommodation
- Prime Leeds Dock Location – Waterside Amenities and City Centre Access
- Exceptional Private Roof Terrace – Ideal for Outdoor Dining and Entertaining
- Generous Open-Plan Living, Dining and Kitchen Area

Situated within the distinctive Clarence House development, the apartment offers an appealing combination of contemporary waterside living and unusually generous proportions, with its expansive private roof terrace providing a particularly rare feature for an apartment in this location.

The accommodation centres around a substantial open-plan living, dining and kitchen area, offering plenty of flexibility for both everyday living and entertaining. Large windows allow natural light to fill the space, whilst the attractive wood flooring and modern fitted kitchen complement the apartment's contemporary feel. The kitchen features a range of fitted units, integrated appliances and ample worktop space, with the adjoining living and dining areas comfortably accommodating substantial furniture.

A particular highlight of this property is the exceptionally large private roof terrace, accessed directly from the living accommodation. Offering a superb extension of the internal living space, the terrace provides ample room for outdoor dining, lounge furniture and entertaining, creating a wonderful setting for relaxing or socialising during the warmer months. Private outdoor space of this scale is a particularly desirable feature within a city centre apartment.

The apartment benefits from two large bedrooms bedrooms. The principal bedroom comfortably accommodates a king size bed and additional bedroom furniture, whilst also benefiting from its own en-suite shower room. The second bedroom provides enough room for a king size bed as well, which provides excellent flexibility, currently arranged as a guest bedroom and home office, making it equally suitable for sharers, visiting guests or those working remotely.

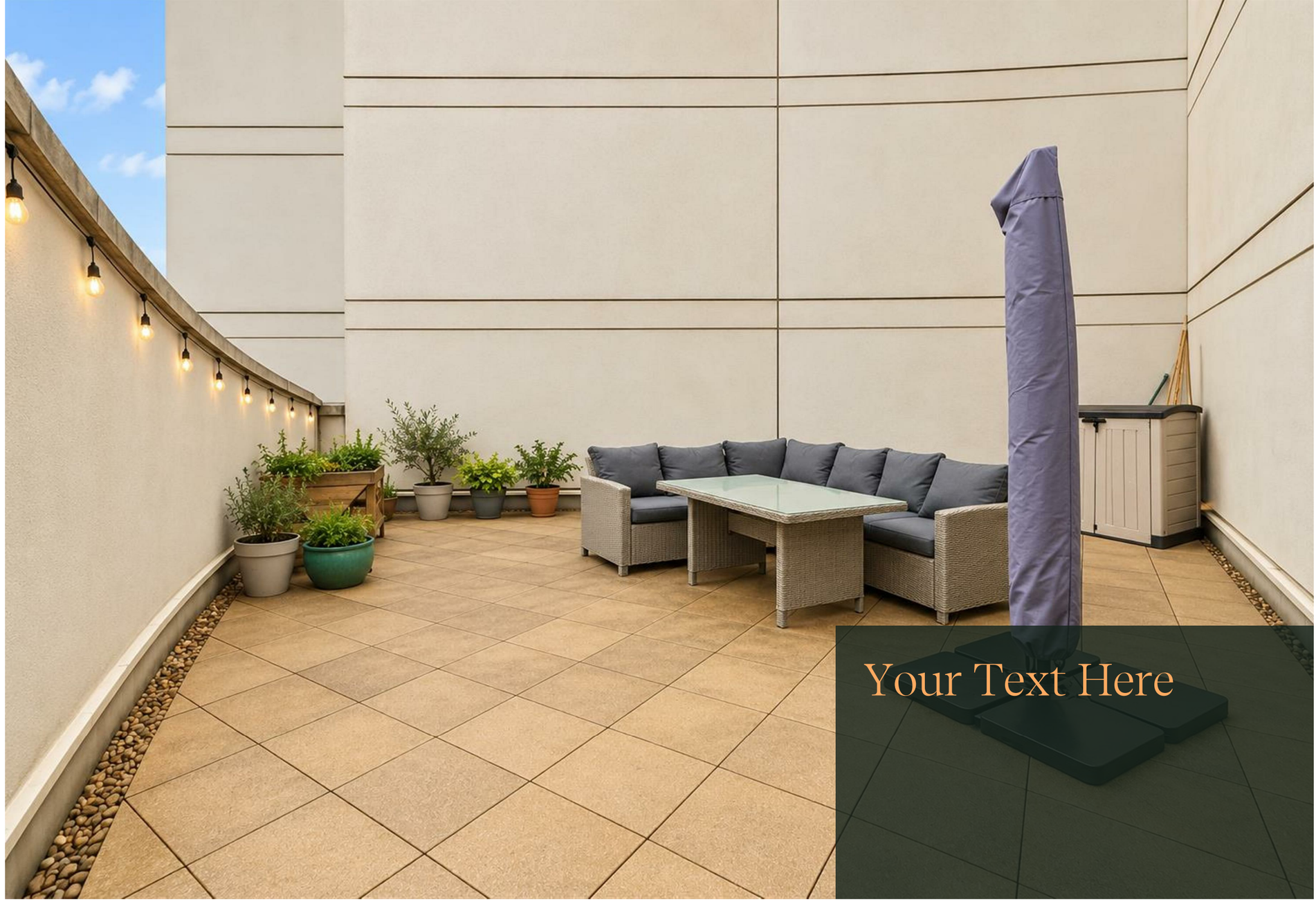
Completing the accommodation is a contemporary main bathroom featuring a bath with overhead shower, wash basin and WC, together with a welcoming entrance hallway providing access to the principal rooms.

Leeds Dock:

Clarence House occupies a prominent position within Leeds Dock, one of Leeds' most distinctive waterfront neighbourhoods. Combining modern residential developments with an established mix of independent businesses, leisure facilities and cultural attractions, Leeds Dock offers a fantastic setting for those seeking convenient city living with a more relaxed waterside atmosphere.

Residents have an excellent selection of amenities on their doorstep, including coffee shops, restaurants, bars, a convenience store and fitness facilities. The renowned Royal Armouries Museum is also located within the development, adding to the area's unique character and appeal.

Leeds City Centre, including its extensive shopping, dining and entertainment destinations, is within comfortable walking distance, whilst the popular Leeds Dock water taxi provides an alternative connection towards Granary Wharf and Leeds railway station. Excellent road connections also make the location particularly convenient for those commuting further afield.









Combining spacious internal accommodation, two bathrooms and an outstanding private roof terrace, this apartment offers an increasingly sought-after combination of lifestyle and convenience in one of Leeds' best-known waterfront settings.

Attention Investors:

For investors, the apartment also offers attractive rental potential, with an estimated rental value of approximately £1,300 per calendar month, equivalent to £15,600 per annum. Therefore, potential for a gross rental yield approaching 8%!