



**Ironworks, David Street Leeds LS11 5FB**

welcome to

## Ironworks, David Street Leeds

- Great transport links - close to Leeds City Centre
- On street parking available
- Close to River Aire
- Modern and spacious living space
- Discount card for local pub nearby

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £185,000

**view this property online** [williamhbrown.co.uk/Property/HEA109721](http://williamhbrown.co.uk/Property/HEA109721)



**Property Ref:**

HEA109721 - 0011

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### Hallway

A well-presented hallway featuring smooth laminate flooring and a wall-mounted electric heater that provides consistent warmth. The space is defined by two internal doors: one giving access to the bathroom, and the other opening to a practical storage cupboard.

### Lounge

12' 6" x 12' 4" ( 3.81m x 3.76m )  
The lounge forms part of an open-plan layout with the adjoining kitchen, creating a cohesive living space. It features laminate flooring throughout and is equipped with an electric heater that provides steady warmth. Glazed doors at the front open onto the balcony, complemented by an additional front-facing window that enhances natural light. The overall atmosphere is bright, spacious, and well-presented.

### Kitchen

12' 6" x 12' 4" ( 3.81m x 3.76m )  
The kitchen is incorporated into the open-plan layout with the lounge, offering a contemporary and streamlined design. It is fitted with grey handleless cabinetry and quartz worktops, creating a refined modern finish. The specification includes an integrated fridge freezer, an undermount oven paired with an electric hob, and an integrated

dishwasher, creating a well-equipped space.

### Bedroom

11' x 10' 8" ( 3.35m x 3.25m )  
The bedroom is finished with soft carpeting and has ample room for a kingsize bed. An electric heater provides consistent warmth, while a large front-facing window allows for natural light to fill the room. The space feels bright, open, and comfortably appointed.

### Bathroom

The bathroom is finished with tiled flooring and fully tiled walls, creating a clean and contemporary appearance. It features a wall-hung sink and toilet, along with a panelled bath fitted with an overhead shower. Additional fittings include a towel radiator and an extractor fan, ensuring both comfort and practicality.

### Balcony

11' 10" x 4' 7" ( 3.61m x 1.40m )  
The balcony offers sufficient space for outdoor seating and is positioned on the third floor, providing elevated and scenic views. It serves as a pleasant extension of the living area, perfect for relaxation.



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