



Aire Lofts Happy Walk, LEEDS LS9 8FZ

welcome to

Aire Lofts Happy Walk, LEEDS

Fifth-floor, energy-efficient apartment close to Leeds city centre and Leeds Docks with great transport links. Modern open-plan living with metal ceiling, concrete floors, Juliet balcony, stylish kitchen, double bedroom, and Jack & Jill bathroom with sleek black fittings.

Lounge

A spacious and contemporary open-plan lounge featuring a striking metal ceiling that adds an industrial edge to the design. The room benefits from a sleek concrete floor, enhancing its modern aesthetic, while an electric heater provides efficient comfort. Natural light flows in through a rear window, complemented by a door opening out to a charming Juliet balcony, creating an airy and inviting living space ideal for both relaxing and entertaining.

Kitchen

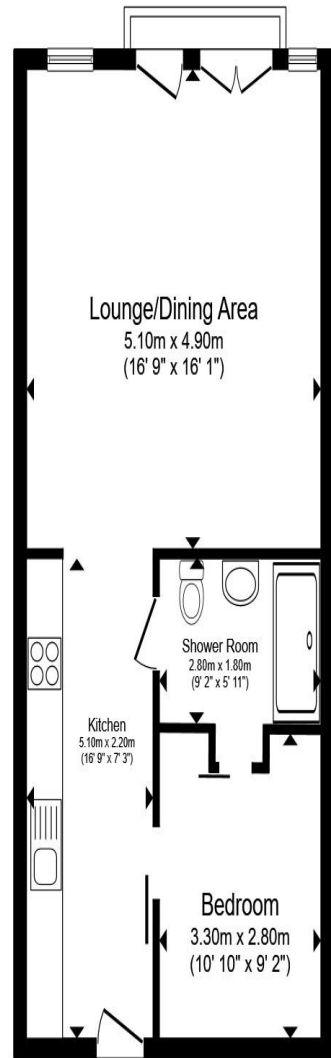
A stylish and newly fitted kitchen finished with a sleek concrete floor and contemporary white handleless units, offering a clean and modern look. Fully equipped with a built-under oven, induction hob, and a metal sink, the space is complemented by a tiled splashback for a polished finish. Integrated appliances include a dishwasher, washing machine, and fridge freezer, maintaining the streamlined design. A concealed water tank is neatly housed within the units, while subtle plinth lighting adds ambience. Open plan to the lounge, this kitchen creates a sociable and functional living space ideal for modern lifestyles.

Bedroom 1

A well-proportioned bedroom featuring a contemporary concrete floor and generous built-in storage and drawers. There is ample space for a double bed, while a window to the front provides natural light, creating a bright and comfortable atmosphere. A stylish sliding wooden door adds character while maximising space, and a convenient Jack and Jill door offers direct access to the bathroom, enhancing both practicality and flow within the home.

Bathroom

A sleek and contemporary bathroom designed in a convenient Jack and Jill style, offering access from both the bedroom and hallway. Finished with a modern concrete floor and stylish tiled walls, the space features a spacious walk-in shower enclosure, a large vanity wall mirror, a wall-hung sink, and a wall-hung toilet for a clean, minimalist look. Striking black fixtures add a bold, modern touch throughout, while a heated towel radiator provides both comfort and practicality.



Total floor area 50.5 m² (543 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 www.propertybox.io



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Aire Lofts Happy Walk, LEEDS

- GUIDE PRICE £190,000 TO £200,000
- Fifth floor energy efficient apartment
- Contemporary industrial design
- Prime location near Leeds city centre & Leeds Docks
- Juliet balcony

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 900.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£190,000



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Property Ref:
HEA109815 - 0006

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