



1 bed studio flat to buy in LS9

East Street, Leeds, West Yorkshire, LS9
8ER

£60,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Property features

- ✓ Being sold via Secure Sale, Terms and Conditions Apply
- ✓ Ground Floor Studio Apartment
- ✓ Grade II Listed Development
- ✓ Gated Development
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

0191 425 1510
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Situated within the Grade II listed East Street Mills development, this ground floor studio apartment combines original industrial features with a convenient location close to Leeds city centre.

East Street Mills is a former textile and flax mill of red brick construction, retaining many original architectural features. The apartment reflects the building's industrial heritage with exposed original brickwork, high ceilings and large feature windows, together with an open-plan studio layout.

The accommodation is presented in good condition throughout and is offered with vacant possession, making it an attractive option for investors and cash buyers. The property has a potential rental income of approximately £725 per calendar month and benefits from a reasonable service charge.

The property is conveniently positioned for Leeds city centre, with Leeds Dock, Brewery Wharf and The Calls all nearby. These popular areas provide a good selection of restaurants, bars and leisure facilities, together with attractive waterside surroundings.

WORSTED HOUSE Situated within a gated development, with a communal entrance providing individual residents' mailboxes.

HALLWAY 7' 8" x 3' 10" (2.35m x 1.19m) Entrance hallway with wood-effect flooring and a useful storage cupboard housing the hot water cylinder.

OPEN PLAN LIVING / BEDROOM AREA 16' 2" x 10' 10" (4.95m x 3.32m) Spacious open-plan living and bedroom area featuring exposed brickwork, spot lighting, double-glazed windows and two electric heaters.

KITCHEN 9' 5" x 7' 3" (2.89m x 2.23m) Fitted kitchen with a range of wall and base units, work surfaces and integrated electric oven, hob, fridge with freezer compartment and washer/dryer.

SHOWER ROOM Modern shower room comprising a shower enclosure, wash hand basin and WC, with spot lighting and a heated towel rail.

Council Tax Band: B

Tenure: Leasehold

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £792.00

Price: Starting Bid £60,000

Property Type: Studio flat

Parking: None

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Listed property: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Worsted House, East Street Mills, East Street, LS9 8ER

Total Area: 28.6 m² ... 308 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510,
north@pattinson.co.uk, www.pattinson.co.uk**

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