



112 New York Apartments

1 Cross York Street, LS2 7EE

A first floor one bedroom FURNISHED City Centre apartment set in the heart of Leeds and within walking distance to all the fantastic local amenities and with excellent commuter links. The property benefits from being modern, light and spacious, communal garden area and double glazing. Briefly comprises: Communal Entrance with stairs and lifts to all floors. Front door leading into hallway, lounge dining area open to a modern kitchen with integrated appliances, double bedroom and modern bathroom. Externally: Communal garden area. INVESTMENT OPPORTUNITY TO BE SOLD WITH TENANT IN SITU!!!

Asking Price £120,000

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- LEEDS CITY CENTRE LOCATION
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- CENTRAL LOCATION + DOUBLE GLAZING
- ONE BEDROOM FURNISHED FIRST FLOOR APARTMENT
- LOUNGE DINING OPEN TO KITCHEN
- EXCELLENT COMMUTER LINKS
- MODERN + SPACIOUS THROUGHOUT
- COMMUNAL GARDEN AREA DOUBLE GLAZING
- INVESTMENT OPPORTUNITY TO BE SOLD WITH TENANT IN SITU!!!

COMMUNAL ENTRANCE

With stairs and lift to all floors.

FRONT DOOR

Leading into:

ENTRANCE HALL

Laminate wood flooring, Inset ceiling spot lights.

LOUNGE DINING

16'0" x 9'2" (4.88m x 2.79m)

Double glazed window to front aspect, laminate wood flooring, two electric wall heaters, TV and Phone point, leather sofa and chair, glass dining table and chairs, glass tv stand. Open to:

KITCHEN

9'3" x 6'3" (2.82m x 1.91m)

A range of modern wall and base units with roll top work surface, sink unit housing oval bowl and drainer with swivel mixer tap, integrated 4 ring electric hob, oven with extractor hood over, integrated fridge with freezer compartment, inset ceiling spot lights.

DOUBLE BEDROOM

10'6" x 10'4" (3.20 x 3.15)

Double glazed window to rear aspect, electric heater, double bed, bedside table chest of draws and wardrobe.

BATHROOM

6'7" x 4'11" (2.01 x 1.52)

Modern white suite comprising:

Panelled bath with overhead shower, wall hung basin and taps, low level W.C., inset ceiling spot lights, built in cupboard housing washer/dryer.

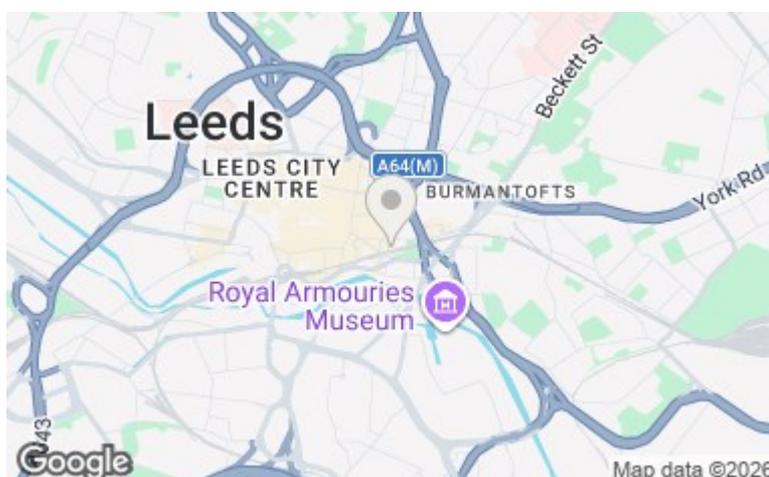
EXTERNALLY

COMMUNAL GARDEN AREA

Communal hardstanding and gravelled area to the front entrance of the apartment.

AGENTS NOTES

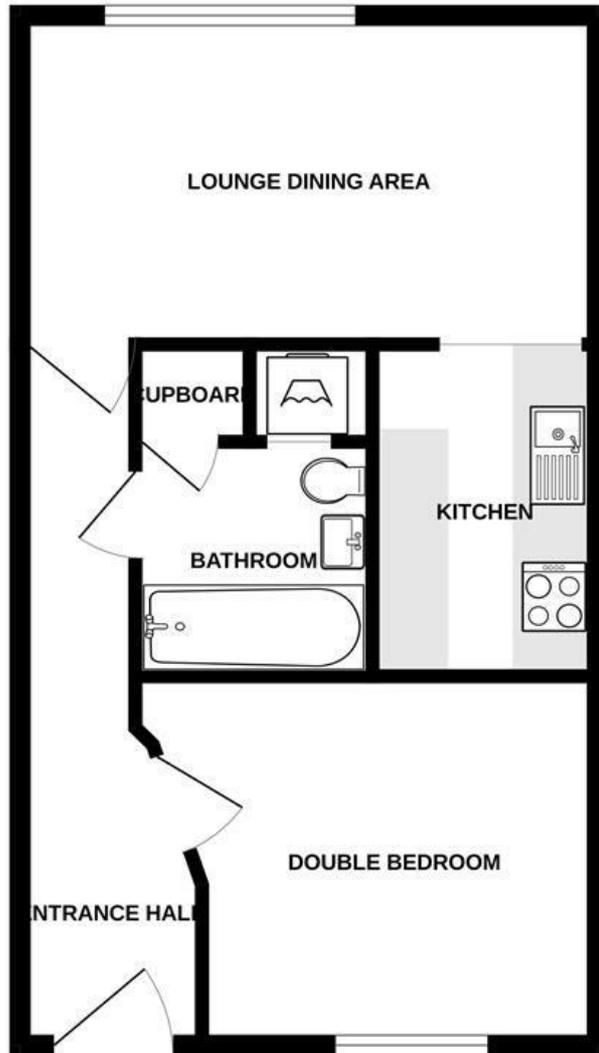
Lease Details To Be Confirmed. Achieved Rent £770.00 PCM FURNISHED APARTMENT. INVESTMENT OPPORTUNITY TO BE SOLD WITH TENANT IN SITU!!!





Floor Plan

FIRST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 459 sq.ft. (42.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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