



Dewhirst Buildings 32/33 Kirkgate

Leeds, LS2 7DR

Located on Kirkgate the oldest street in Leeds we are pleased to offer to the market in this this stylish warehouse conversion a first floor one bedroom city centre furnished apartment with excellent commuter links and fantastic local amenities on your doorstep. The property benefits from being modern, bright and spacious throughout with open plan lounge dining kitchen with stylish exposed brickwork, kitchen with integrated appliances and large double-glazed windows providing light and views. Briefly comprises: Communal entrance with a modern steel staircase and lifts leading upto all floors. Private front door, entrance hall, large open plan lounge dining kitchen area, spacious double bedroom and modern bathroom. Externally: Access to communal roof terrace providing outdoor seating area with city centre views. INVESTMENT OPPORTUNITY TO BE SOLD WITH TENANT IN SITU!!!

Asking Price £160,000

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- LEEDS CITY CENTRE LOCATION
- OPEN LOUNGE KITCHEN DINING ROOM
- COMMUNAL ROOF TERRACE
- INVESTMENT OPPORTUNITY TO BE SOLD WITH TENANT IN SITU!!!
- FIRST FLOOR FURNISHED APARTMENT
- SPACIOUS DOUBLE BEDROOM
- EXCELLENT COMMUTER LINKS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- MODERN BATHROOM
- DOUBLE GLAZING

COMMUNAL ENTRANCE

Stairs and lifts leading to all floors.

FRONT DOOR

Leading into;

HALLWAY

Sedex video security system, inset ceiling spot lights, wall mounted thermostat, electric heater, cupboard housing hot water tank and washing machine.

LOUNGE DINING ROOM

11'2" x 19'0" (3.40 x 5.79)

Feature brick wall, laminate wood flooring, wood framed double glazed window to front aspect x two, electric heater, tv point, sky point, phone point. Open to;

KITCHEN

11'2" x 10'9" (3.40 x 3.28)

Range of wall and base units with workspot lights, extractor fan.

top over, sink unit housing stainless steel bowl and drainer with swivel mixer tap, integrated four ring electric hob and oven, integrated fridge freezer and dishwasher, laminate wood flooring.

DOUBLE BEDROOM

11'6" x 11'4" (3.51 x 3.45)

Feature brick wall, double glazed window to rear aspect, inset ceiling spot lights, wall lights x two, electric radiators x two.

BATHROOM

7'5" x 6'4" (2.26 x 1.93)

Moder white suite comprising; panelled bath with shower over, low level W.C.,

wall mounted basin and mixer tap, wall mounted heated towel rail, inset ceiling

EXTERNALLY

Stairs and lift leading to;

COMMUNAL ROOF TERRACE

Communal decked roof terrace providing outdoor seating area and city centre views.

AGENTS NOTES

Lease Details To Be Confirmed.
Achieved Rent £895.00 PCM
FURNISHED APARTMENT.
INVESTMENT OPPORTUNITY TO BE SOLD WITH TENANT IN SITU!!!





Floor Plan

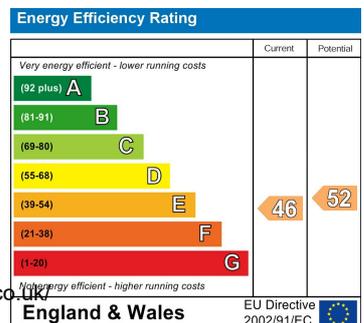
FIRST FLOOR
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.6 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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