



The Ice Works 40 New York Street

Leeds, LS2 7DF

Set in the heart of Leeds this modern and spacious one bedroom first floor FURNISHED apartment is within walking distance to all local amenities. The property benefits from modern kitchen with integrated appliances, modern bathroom, fantastic commuter links, gas central heating and double glazing. Briefly comprises; Communal entrance with stairs and lift leading to all floors, front door, entrance hall, open plan lounge/kitchen/dining room with juliet balcony, modern bathroom and double bedroom. INVESTMENT OPPORTUNITY TO BE SOLD WITH TENANT IN SITU!!!

Asking Price £120,000

The Ice Works 40 New York Street Leeds, LS2 7DF



- FIRST FLOOR ONE BEDROOM FURNISHED APARTMENT
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- CLOSE TO LOCAL AMENITIES
- CENTRAL LEEDS LOCATION
- MODERN BATHROOM
- DOUBLE GLAZING + GAS CENTRAL HEATING
- OPEN PLAN KITCHEN/DINING/LOUNGE + JULIET BALCONY
- FANTASTIC COMMUTER LINKS
- INVESTMENT OPPORTUNITY TO BE SOLD WITH TENANT IN SITU!!!

COMMUNAL ENTRANCE

Stairs and lifts leading to all floors.

FRONT DOOR

Leading into;

ENTRANCE HALL

Security entry phone, wood flooring, radiator, inset ceiling spot lights.

OPEN PLAN : Lounge / Kitchen / Dining

13'3" x 13'11" (4.04m x 4.24m)

Large window with sliding door and Juliet balcony, wood flooring, radiator, tv and phone point. Sofa, table and chairs.

Range of modern wall and base units with work top over, sink unit housing

bowl, drainer and taps, integrated

four ring gas hob, electric oven with extractor hood over, integrated

dishwasher, integrated washer/dryer, integrated fridge freezer, inset ceiling lights, cupboard housing boiler.

DOUBLE BEDROOM

10'6" x 11'5" (3.20m x 3.48m)

Double glazed window to front aspect, wood flooring, radiator.

BATHROOM

6'10" x 5'5" (2.08m x 1.65m)

White suite comprising; panelled bath with overhead mains shower attachment, wall mounted basin and taps, low level W.C., tiled flooring, inset ceiling spot lights, wall mounted towel rail.

AGENTS NOTES

Lease Details To Be Confirmed.

Achieved Rent £875.00 PCM

FURNISHED APARTMENT.

INVESTMENT OPPORTUNITY TO BE SOLD WITH TENANT IN SITU!!!





Floor Plan

GROUND FLOOR 391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 391 sq.ft. (36.3 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		79	79
(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	