



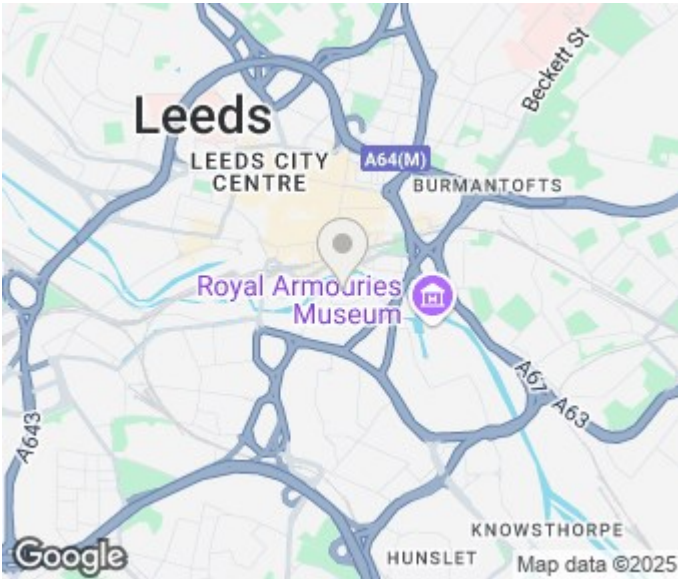
## FLAT 4 SIMPSONS FOLD, WEST , 22 DOCK STREET LEEDS, LS10 1JF

£145,000  
LEASEHOLD

Stylish One-Bedroom Apartment in Grade II Listed Riverside Conversion – No Chain! Tucked away in the vibrant and ever-popular Brewery Wharf quarter, this charming one-bedroom apartment is located in Simpsons Fold West—a superb Grade II listed former cotton warehouse that has been thoughtfully converted into characterful city centre residences.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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