



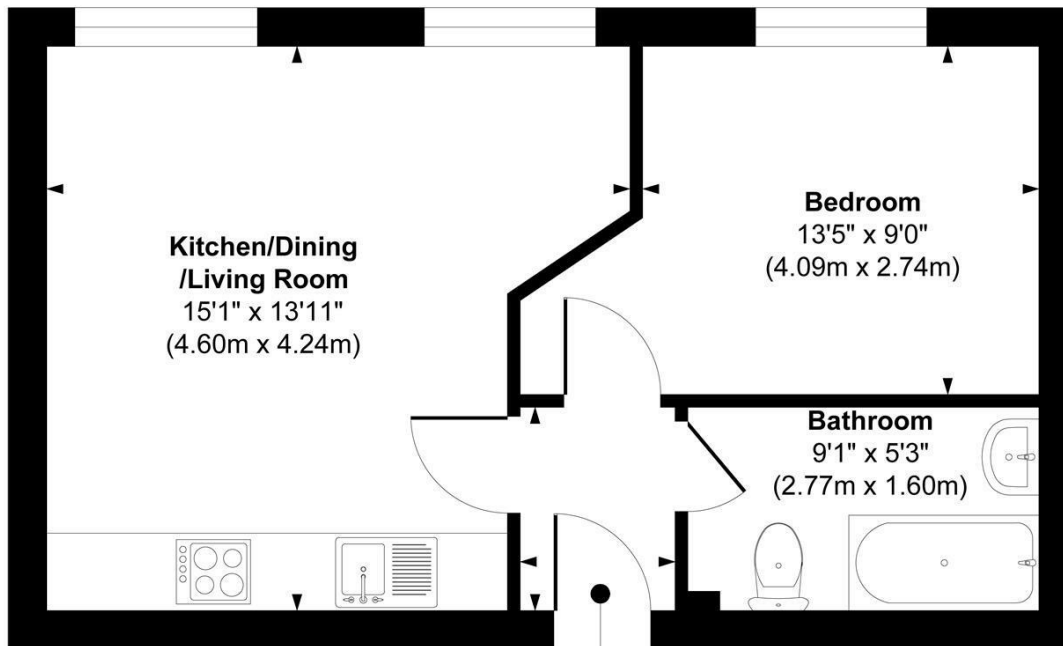
FLAT 4 SIMPSONS FOLD, WEST , 22 DOCK STREET LEEDS, LS10 1JF

£145,000
LEASEHOLD

Perfect for first-time buyers or investors: stylish one-bedroom apartment in a characterful Grade II listed riverside conversion, ready to move in with no chain.

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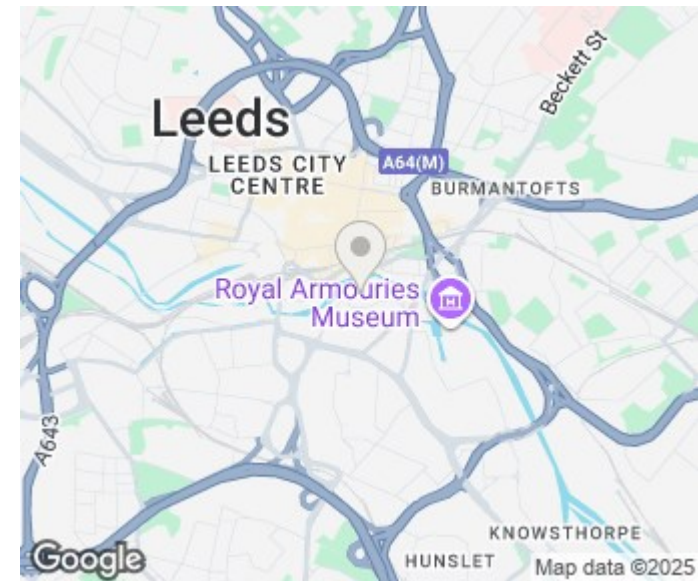


Floor plan

Approx. Gross Internal Floor Area 374 sq. ft / 34.74 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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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	

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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