

## IRONWORKS DAVID STREET

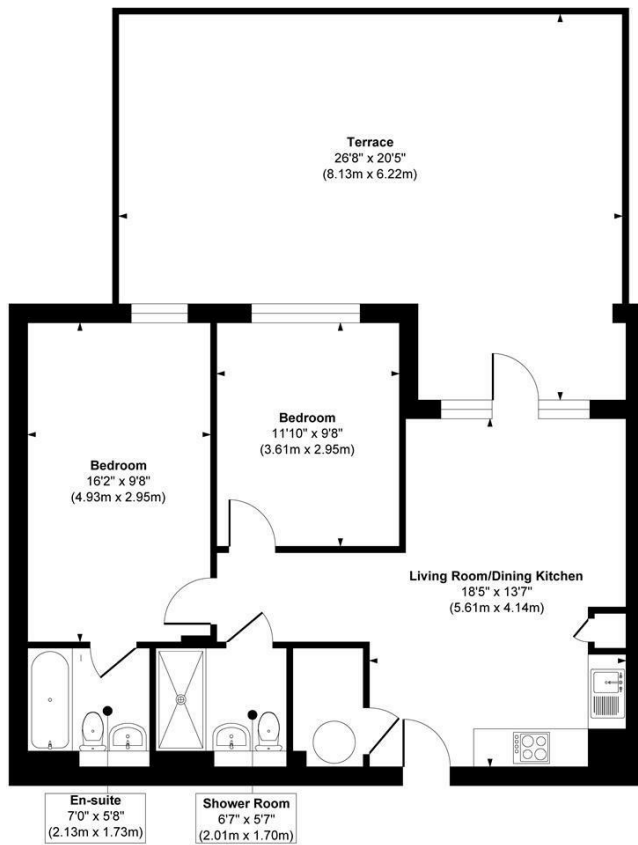
LEEDS, LS11 5FB

£340,000  
LEASEHOLD

A modern two-bedroom, two-bathroom apartment with large outdoor terrace on the 1st floor of The Ironworks, a stylish development in Holbeck Urban Village. Ideally located just a short walk from Leeds Train Station and Granary Wharf, with popular cafés, bars, and fitness studios nearby. Perfect for first-time buyers or investors seeking a well-connected city home with strong rental appeal

MONROE

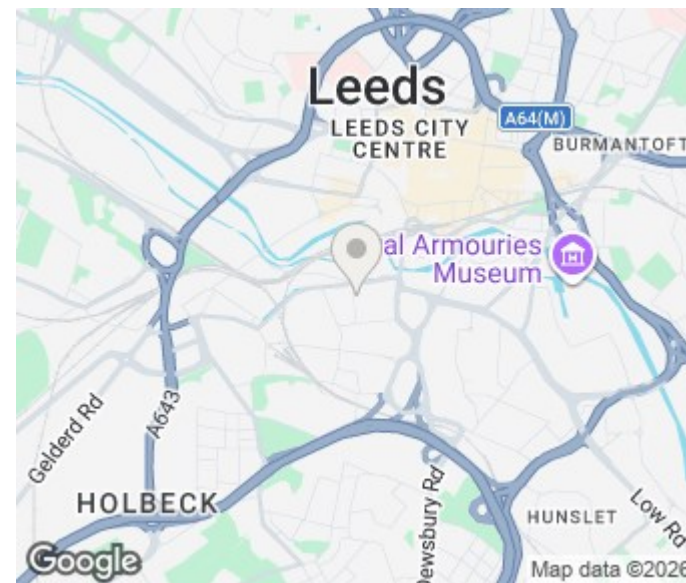
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**Approx. Gross Internal Floor Area 683 sq. ft / 63.45 sq. m**

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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