



Simpsons Fold West

22 Dock Street, Leeds, West Yorkshire, LS10 1JF

A RARE OPPORTUNITY - OVER 500 SQ FT - SECURE UNDERGROUND PARKING - SUPERB CONVERSION OF A 19TH CENTURY COTTON MILL. A truly charming and extremely well appointed SECOND FLOOR APARTMENT occupying an excellent position in the prestigious Simpson Fold Development in the heart of this "village" environment close to top quality shops, restaurants and Leeds City Station The property featuring curved walls, high ceiling and maple wood flooring offers many attractions including communal lobby, entrance hall, delightful spacious living/dining room. Deluxe kitchen with integrated appliances, LARGE DOUBLE BEDROOM (with fitted furniture) modern bathroom suite GAS FIRED CENTRAL HEATING. Secure undercover parking. Resident concierge.

Price: £149,999

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ENTRANCE

Secure mailbox.

COMMUNAL LOBBY

Lift to all floors.

LIVING ROOM

16' ave x 15' (4.88m ave x 4.57m)

LIVING/DINING AREA

Delightful outlook with passing interest over "village" area. Two feature pillars. Two windows with stone window sills. Video entry phone. Curved wall. Bulkhead ceiling. Two double radiators.

KITCHEN AREA

Deluxe units. Inset stainless steel sink unit. A range of full length wall and cupboard units. Matching four drawer floor cupboard. Matching built in cupboard housing has fired boiler* for central heating. Maple wood work surfaces. Baumatic stainless steel built under oven*. Matching Baumatic gas four hob* unit with stainless steel splash back and matching chimney extractor hood. Integrated fridge*, automatic washer/dryer*. Matching part tiled walls.

BEDROOM

17'3"(max) x 11' (5.26m(max) x 3.35m)

Pleasant outlook over "village" area. Range of built-in wardrobes incorporating shelves, drawer units and cupboards over. Stone window sill curved wall and bulkhead ceiling. Double radiator.

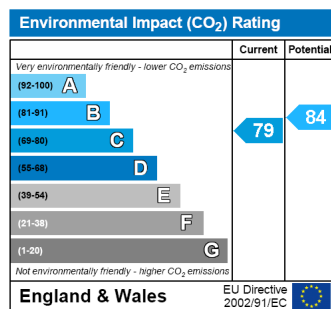
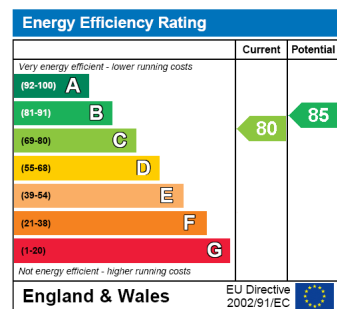
BATHROOM

Paneled bath with separate shower unit*, rail and curtain. Pedestal wash hand basin with mixer tap. Low level W.C. One and a half walls matching fully tiled (including shower section). Double radiator.

SECURE UNDERGROUND PARKING

Situated on the first floor close to the apartment operated by vehicle lift system.

EPC



VIEWING ARRANGEMENTS

By appointment with Hunters at: 15 Park Place, Leeds, West Yorkshire, LS1 2SJ

OPENING HOURS

Monday/Friday – 9.00am – 5.30pm

Saturday – 9.00am – 3.30pm

Website – www.huntersnet.co.uk

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested (*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate