



## 2 bed flat to buy in LS9

East Street, Leeds, Leeds, LS9 8DR

**£140,000** Starting Bid

 x2  x2  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Two Bedroom Apartment
- ✓ Two Bathrooms
- ✓ Panoramic City Views
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

This impressive two-bedroom, two-bathroom flat is situated within a striking modern apartment complex, offering a blend of contemporary design and practical living. The spacious open-plan reception area is enhanced by sleek wooden flooring, large windows, and modern recessed lighting, creating a bright and inviting atmosphere throughout. The living area seamlessly connects to a private balcony via elegant glass doors, providing the perfect space for indoor-outdoor living and offering panoramic city views, including historic architectural landmarks. The thoughtfully designed kitchen features modern wooden cabinetry, integrated appliances, and ample storage, complemented by a stylish dining area that is ideal for entertaining or relaxing.

Both bedrooms are generously proportioned and benefit from excellent natural light, neutral decor, and built-in wardrobes for ample storage. The principal bedroom boasts an en-suite bathroom with modern finishes, including a sleek walk-in shower, wall-mounted sink, and heated towel rail, ensuring comfort and privacy. The main bathroom features contemporary fixtures, a bath with overhead shower and glass screen, and sophisticated tile work that creates a sense of space and luxury. Additional highlights include a dedicated utility room equipped with washer/dryer connections and a modern ventilation system - offering extra convenience for daily living.

Residents of this modern development enjoy access to well-maintained communal green spaces and a central courtyard, providing a serene retreat from urban life. The building's private balconies deliver stunning city skyline vistas, while the central location ensures easy access to public transport, local amenities, and nearby green spaces for outdoor enjoyment. The secure entry system and contemporary communal areas further enhance the appeal of this property, making it ideal for professionals, couples, or small families seeking a stylish and functional urban home. With its combination of luxury finishes, practical features, and exceptional city views, this flat presents a unique opportunity for modern living in a vibrant and convenient setting.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 130

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £2,860.00

Price: Starting Bid £140,000

Property Type: Flat

Parking: Allocated

Year built: 2007

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

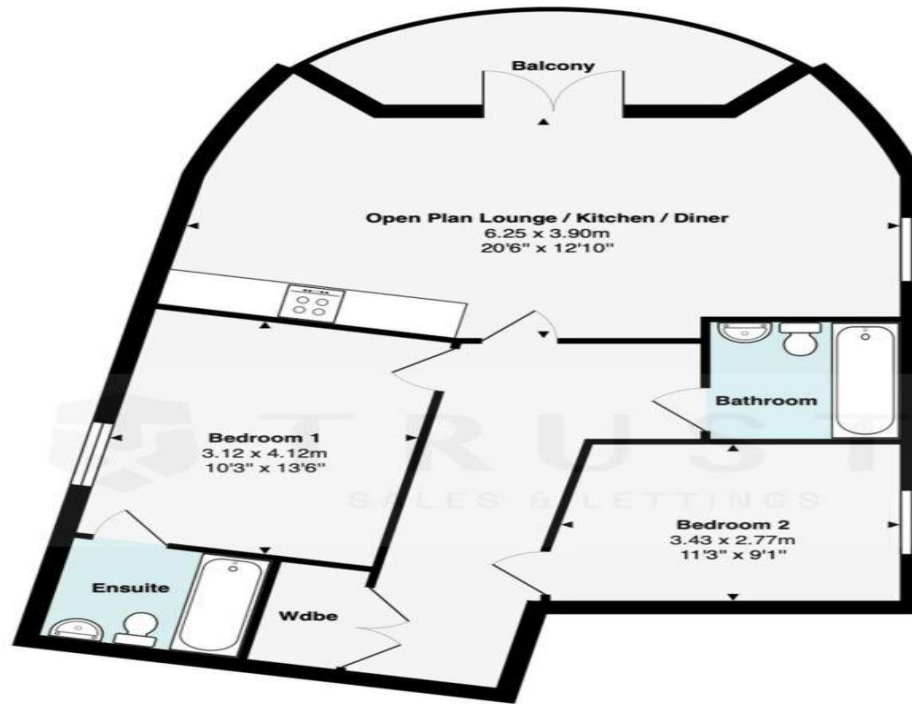
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



**The Gateway West, East Street, LS9 8DR**

Total Area: 71.9 m<sup>2</sup> ... 774 ft<sup>2</sup> (excluding balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	76	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, [www.letsliveleeds.com](http://www.letsliveleeds.com)**

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