



## **Mackintosh House, Leeds, LS2 7PS, £159,995 - 2 beds**

\*\*\*\*NORTHERN QUARTER DISTRICT\*\*\*\* EWS1 CERTIFIED. OPEN TO MORTGAGE & CASH BUYERS.

Parklane have a fantastic apartment available for sale in an extremely popular location which only continues to improve. TWO BEDROOMS, HOUSE BATHROOM, ORIGINAL WINDOWS.

CHARACTER PROPERTY perfect for first time buyer or investor. Currently tenanted until December 2021.

The apartment benefits from large original feature windows creating a light and airy apartment with views across Lovell Park. The property also benefits from two good sized bedrooms both similar in size, open plan living space, bathroom and separate WC.

Excellent location for various restaurants and bars on Merrion Street and the Grande Arcade with The Reliance pub on your doorstep. Within minutes walk to the central shopping district, close to Universities and the arena. Currently tenanted until December 2021, offering a 5.6% Gross Return based on unfurnished property. Available with NO CHAIN. EPC Rating: D

- EWS1: AVAILABLE FOR MORTGAGE
- CLOSE TO UNIVERSITIES AND HOSPITALS
- LOVELY GREEN OUTLOOK ONTO LOVELL PARK
- LARGEST FEATURE WINDOWS IN DEVELOPMENT
- ART DECO OASIS IN CENTRE OF LEEDS
- NORTHERN QUARTER
- TWO GOOD SIZED DOUBLE BEDROOMS
- CLOSE TO MERRION ST
- WALKING DISTANCE TO TRAIN STATION

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**all inclusive living**

Ground Floor  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and any other items are approximate only. The plan is issued subject to a statement of no omission or mis-statement. The plan is for indicative purposes only and should be treated as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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