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HERE TO GET *you* THERE

**14 The Ironworks, David Street, Leeds, LS11 5FB**  
Energy Rating: C | Council Tax Band: D  
Asking Price £425,000

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A RARE OPPORTUNITY IN THE CENTRE OF LEEDS – TOWN HOUSE – TWO DOUBLE BEDROOMS – TWO BATHROOMS – SECURE GARAGE GATED PARKING – 36 FT ROOF TOP GARDEN WITH CITY VIEWS – PATIO GARDEN AREA – LEEDS CITY CENTRE – NO CHAIN

One of only a few in this excellent modern development and a rare opportunity, this two bedrooms, two bathroom town house is in immaculate move in ready condition and with no chain. Located in Leeds City Centre, the property benefits from all of the perks the city, from bars, to restaurants, shops and much more, including transport links and other great amenities close by. There is gated garage parking for one vehicle, a patio garden area and a much larger roof top garden above, externally. Internally it briefly comprises; entrance hall, double bedrooms and ensuite shower room on the ground floor. On the first floor is an open plan kitchen living dining room, double bedroom, hallway, store room and house bathroom. Energy Rating - C

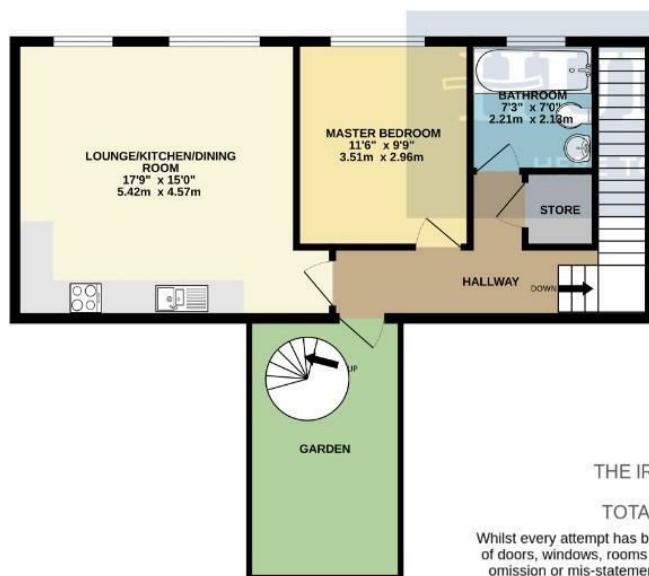
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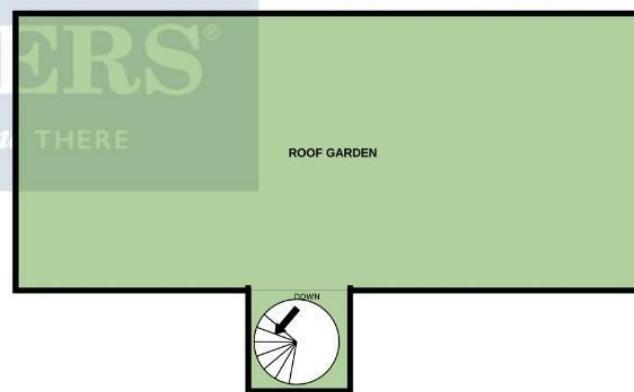
GROUND FLOOR  
260 sq.ft. (24.2 sq.m.) approx.



1ST FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



ROOF GARDEN  
0 sq.ft. (0.0 sq.m.) approx.



THE IRONWORKS, DAVID STREET, LEEDS, LS11 5FB

TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

**Entrance Hall**

11'0" (max) - 7'3" (max)

Stairs to the upper level.

**Bedroom Two**

15'6" (max) - 12'9" (max)

Radiator.

**Ensuite**

7'0" (max) - 5'0" (max)

Fully tiled walls and floor, shower cubicle with glass enclosure, wash hand basin with pedestal under, heated towel rail and w/c.

**First Floor Hallway**

18'6" (max) - 7'6" (max)

Radiator, door to the garden and stairs to the lower level.

**Store Room**

4'3" (max) - 4'0" (max)

Housing the boiler and plumbing for washing machine.

**Lounge Kitchen Dining Room**

17'9" (max) - 15'0" (max)

**Kitchen**

Inset stainless steel sink to quartz work surfaces, fan oven, fridge freezer, fan oven, hob with extractor over, dish washer and a range of wall and base units.

**Lounge Dining Area**

Radiator and duel aspect windows.

**Master Bedroom**

11'6" (max) - 9'9" (max)

Radiator.

**Bathroom**

7'3" (max) - 7'0" (max)

Fully tiled walls and floor, panel bath with shower over, wash hand basin, heated towel rail and w/c.

**Garden Area**

14'6" (max) - 8'6" (max)

Mainly paved with spiral stair case to roof top gardens.

**Roof Garden**

36'9" (max) - 15'3" (max)

City views and spiral staircase to the lower levels.

**Parking**

Secure garage parking for one vehicle.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. 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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

