



## Park Square North, Leeds, LS1 2NP

- Stunning top-floor apartment in the heart of Leeds city centre
- Two spacious double bedrooms with excellent natural light
- Modern fitted kitchen with integrated appliances
- Just a 0.4 mile walk to Leeds train station for easy commuting
- Early viewing highly recommended
- Views overlooking the picturesque Park Square
- Exposed beams adding charm and contemporary elegance
- Private terrace with fire pit, ideal for entertaining and relaxing
- Perfect for professionals or couples seeking stylish city living
- Council Tax Band E

**Guide Price £350,000**



# Park Square North, Leeds, LS1 2NP

## DESCRIPTION

Located in the heart of Leeds, at Park Square North, this exquisite top-floor apartment offers a perfect blend of modern living and charming character. With two spacious double bedrooms, including a main bedroom that boasts an ensuite bathroom and delightful views over the picturesque Park Square, this property is ideal for those seeking comfort and style.

As you enter up the stairs, you are welcomed by an open lounge and dining area, where exposed beams add a touch of elegance and warmth to the space. This inviting area is perfect for entertaining guests or enjoying a quiet evening at home. The well-appointed kitchen features integrated appliances, making it a joy for any home cook.

One of the standout features of this apartment is the private terrace, complete with a fire pit, providing an excellent outdoor space for relaxation and social gatherings.

Conveniently located just a 0.4 mile walk from the train station, this property offers excellent transport links for commuters and easy access to the vibrant city centre. Whether you are a professional looking for a stylish home or a couple apartment is sure to impress.

EPC

Energy rating E

This property produces 2.2 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold - in the process of buying the Freehold so will become Share of Freehold

Leasehold Years remaining on lease: 976

Leasehold Annual Service Charge Amount £TBC

Leasehold Ground Rent Amount £50

Council Tax Banding: E





