

Chadwick Street, Hunslet, LS10 1NG

- One-bedroom flat located at Clarence Docks
- Approximately 10–15 minute walk to Leeds city centre
- Easy access to shops, cafes, and transport links
- Well-appointed house bathroom
- Early viewing highly recommended
- Features a balcony overlooking the scenic docks
- On-site amenities include Tesco, a gym, bars, and restaurants
- Optional parking available at Citipark multistorey car park
- Built in 2007 with a total area of 474 square feet
- Council Tax Band C

Guide Price £140,000



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DESCRIPTION

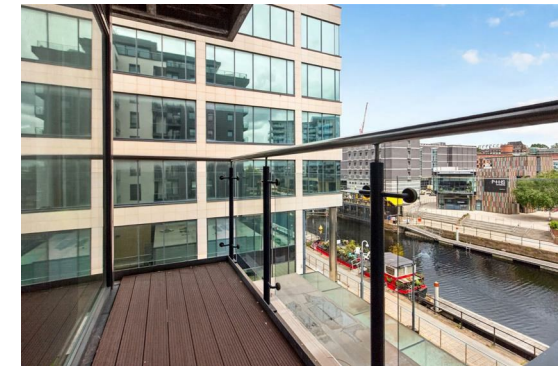
Located at Clarence Docks, this one-bedroom flat offers a perfect blend of modern living and convenience. Spanning 474 square feet, the property was built in 2007 and features a delightful balcony that overlooks the picturesque docks, providing a serene spot to unwind after a busy day.

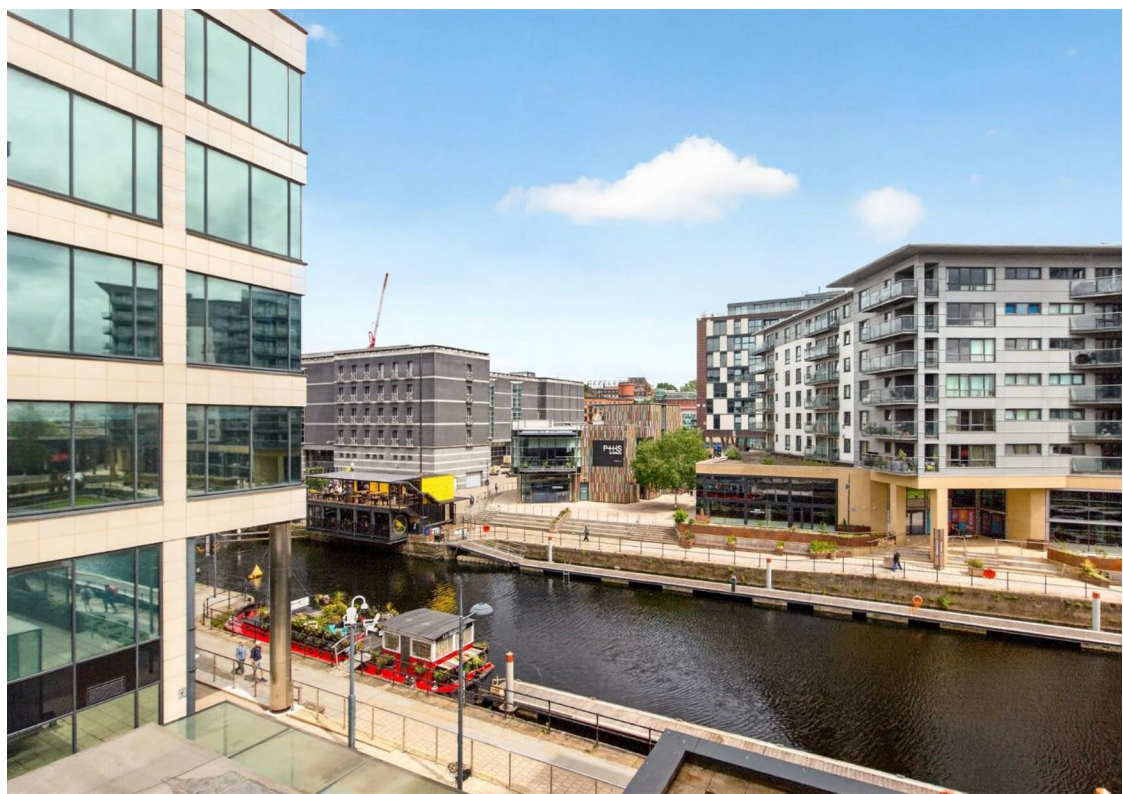
Leeds Dock is renowned as one of the most sought-after locations in the city centre, making this flat an excellent choice for those who appreciate both accessibility and a lively atmosphere. Just a short 10 - 15 minute stroll will take you to the heart of the city, where you can find shops, cafes, and cultural attractions. The bus station is also within easy reach, while Leeds train station is a mere 15 - 20 minute walk away, ensuring excellent transport links for commuters.

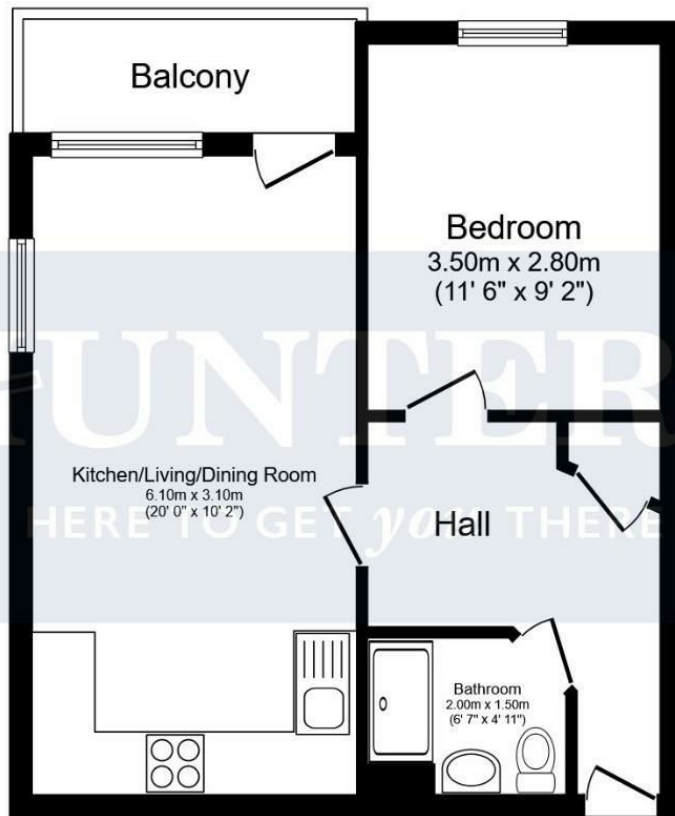
Residents will benefit from a range of on-site amenities, including a Tesco supermarket, a gym, and various bars and restaurants, all within walking distance. For those with vehicles, parking is available at the nearby Citipark multistory for an additional cost.

EPC
Energy rating B
This property produces 1.3 tonnes of CO2

Material Information - Harrogate
Tenure Type: Leasehold
Leasehold Years remaining on lease: 126
Service Charge £552 Quarterly (total £2208)
Ground rent £125 Twice a year (total £250)
Council Tax Banding: C







First Floor

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

THINKING OF SELLING? 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.



Total floor area 39.6 sq.m. (426 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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