



SPINDLE HOUSE,
EAST STREET,
LEEDS, LS9 8EY

£245,000

2 Bedroom Flat

EPC Rating: F

LINLEY &
SIMPSON

Located on the 1st floor of the sought after development of East Street Mills, is this spacious and characterful, 2 bedroom, 1 bathroom apartment.

Covering 897 sqft in total, the open plan living area offers a high specification gloss kitchen - with all mod cons, including an electric oven, hob, fridge, freezer, dishwasher and microwave.

The lounge/diner occupies a south facing position and has 3 huge factory style windows, complete with made to measure curtains - which flood the room.

Off the entrance hall are two double bedrooms, a contemporary house bathroom and large storage/utility cupboard.

The Vendor informs us of the following charges:-

Ground Rent £250pa / Service Charge £1,500pa / Lease 125 years from 2008. EPC rating F. (exempt from legislation)

THE DEVELOPMENT

East Street Mills is an iconic former factory, located on the north bank of the River Aire. Carefully converted into a selection of 1 and 2 bedroom apartments, where some apartments have original features, balconies and for the lucky few - parking. Forming part of the fast developing eastern corridor, you are ideally located for easy access into and out of the city - as well as the local amenities found at Leeds Dock, Brewery Wharf and The Calls.

LOUNGE / DINING

The characterful open plan living space, is generous in size and lovely and bright - thanks to its three oversized factory style feature windows - which flood the space with light and offer city views in a southerly direction. Extensive exposed brickwork and engineered wood flooring, add to the very special feeling this property offers.

KITCHEN:-

Forming part of the open plan living space, is a sleek and modern kitchen. This L-shape kitchen is finished off in gloss cream and has an array of built-in appliances, including an electric oven and halogen hob, with extractor over, a full size dishwasher, microwave, fridge and freezer - all finished off with beautiful quartz work tops.

BEDROOM 1:-

The master bedroom continues the theme of character, with open brickwork and an oversized factory window. The room allows for a king-size bed, side tables and drawers, with the built-in wardrobes providing hanging space and additional storage.

BEDROOM 2:-

The second bedroom, which also features a south facing picture window, is a smaller double. That being said, it will allow for a standard double bed, side tables and drawers, with the built-in wardrobes providing both hanging space and additional storage - making it ideal for owner-occupiers and sharers alike.

HOUSE BATHROOM:-

The house bathroom is a great size and very contemporary - with designer sanitary ware, mixer controlled shower over bath, square sink with storage below, chrome heated towel rail and wall mounted mirrored storage.





All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F	29	29	(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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