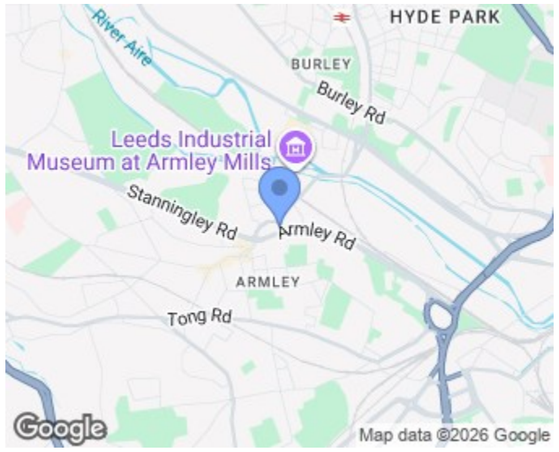

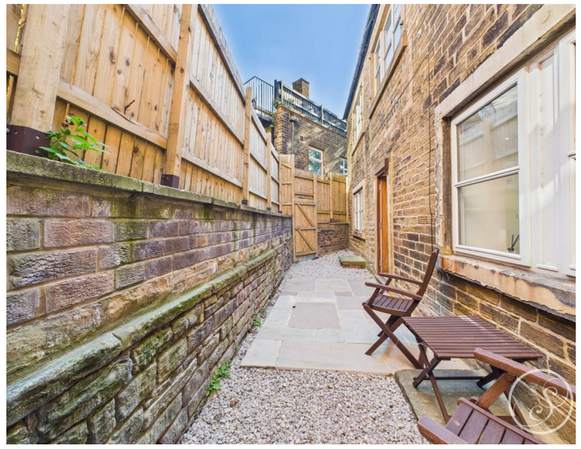

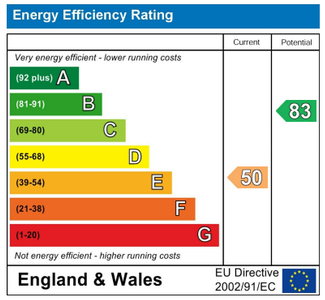

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Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

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6-8 Canal Road, LS12 2QE

£850 Per Month

Welcome to this charming 2-bed apartment located on Canal Road in Leeds! This recently updated flat boasts a delightful open plan living space, perfect for relaxing or entertaining guests.

With a spacious reception room, and two bedrooms, this apartment is ideal for individuals or couples looking for a cosy and convenient living space. The property is move-in ready, allowing you to settle in quickly and start enjoying all that this wonderful apartment has to offer.

Situated with great access to Leeds City Centre, you'll find yourself just a stone's throw away from a vibrant array of shops, restaurants, and cultural attractions. Whether you're looking to explore the city or simply enjoy the local amenities, this location offers the best of both worlds.

One of the stand out features of the property is its own secluded private courtyard garden which is easily accessed from the living room.

Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the charm and convenience of this wonderful apartment!

Available now!

- **BEAUTIFUL CHARACTER BUILDING**
- **RECENTLY RENOVATED**
- **TWO DOUBLE BEDROOMS**
- **MODERN KITCHEN**
- **PRIVATE OUTDOOR COURTYARD AREA**
- **MODERN BATHROOM**
- **GREAT LOCATION FOR LOCAL AMENITIES & LEEDS CITY CENTRE**
- **EPC: E**
- **COUNCIL BAND: A**

Entrance

Flat is accessed via a communal door that leads to two apartments, stairs lead up to the first floor flat. Upon entering the apartment you are welcomed into the open plan living space with useful storage space by the door.

Kitchen/Living Space

Superb open plan living space offers a dedicated seating area that is open to the kitchen as well as space for a dining table. The kitchen features integrated oven, electric hob with extractor above, plumbing and space for washing machine, and ample storage space. The room boasts access out to the courtyard garden.

Bedroom 1

Spacious double bedroom laid to carpet with window overlooking to courtyard garden.

Bedroom 2

Second double bedroom laid to carpet, makes for a great office space.

Bathroom

Well presented bathroom with shower over bath, sink and toilet.

External

To the rear of the property is a secure courtyard garden accessed via the living room. The outdoor space features a paved area with a gravel border.