1 BED APARTMENT







APARTMENT SIZE

47.2 - 49.8 m<sup>2</sup>

#### DEPOSIT

One months rent

## COUNCIL TAX BAND

Awaiting local authority assessment

## EPC RATING

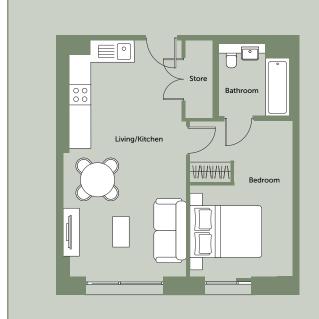
В

#### TYPE OF TENANCY

Private residential









# Apartment layout

- Entrance with ample storage
- Spacious open plan living and kitchen
- Master bedroom with large wardrobe
- Bathroom with bath tub

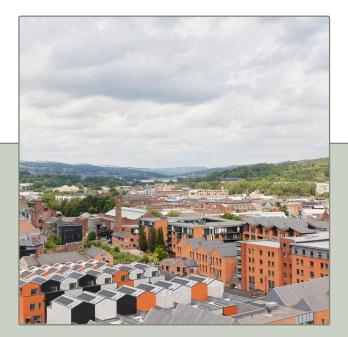


## Good to know

- Tenants are responsible for the payment of utilities as well as council tax
- Broadband Wi-Fi is included in the rental
- All tenancy applications subject to referencing





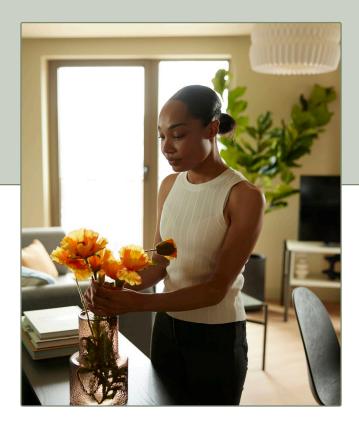


# SOHO YARD

## Revitalised West Bar

With a backdrop of historic architecture, West Bar embodies everything that you love about your favourite city. Kelham Island next door brings the creative buzz, with artisan shops and cool places to meet, eat and drink.

The city centre is on your doorstep with its great mix of shops, restaurants, cultural venues and green spaces, allowing you to enjoy the best of urban living. Excellent transport links make commuting easy, with the M1 close by for fast access to Leeds and beyond.



# On-site amenities

ROOF TERRACE

PRIVATE DINING ROOM

CO-WORKING

MEETING ROOM

CYCLE STORAGE

GAMES ROOM

LOUNGE

PANTRY

PET WASH FACILITY

# Life at Soho Yard

We offer apartments in a variety of shapes and sizes, so finding your ideal home should be easy. With options including balconies, city views and open plan living, we have something to suit everyone.

But Soho Yard is more than just a place to live; it's a new community where shared spaces such as lounges, fitness center, and rooftop terraces become gathering spots for neighbours to connect and form friendships.

