



**Stoneacre**  
Properties



## **Cross Green Lane, Leeds, LS15 7SB**

**£374,950**

**\*\*\*A FANTASTIC INVESTMENT OPPERTUNITY\*\*\*** Stoneacre Properties are delighted to offer for sale this investment opportunity in LS15. Crossgates is a sought after location and the property is located within easy access to the shops, train station and transport links. The property is divided into three stylish flats that have recently benefitted from a full upgrade. The Ground floor flat offers spacious living and two bedrooms with a shower room. The current advertised rent is £795 PCM. The first floor flat also offers stylish living accommodation, two bedrooms and a shower room. The current advertised rent is £795 PCM. The third studio flat is spacious and benefits from a shower room. The current advertised rent is £650 PCM. The current owner has also advised us that the basement offers further development opportunity subject to planning. Viewings are highly recommended to appreciate all that is investment opportunity has to offer.

## Flat One



This beautiful ground floor flat is finished to an exceptional standard and offer spacious living, modern fitted kitchen, two bedrooms and shower room. The current advertised rent is £759 pcm.

## Flat Two



This first floor flat again offers stylish living, kitchen, two bedrooms and shower room. The current advertised rent is £795 pcm.

## Flat Three

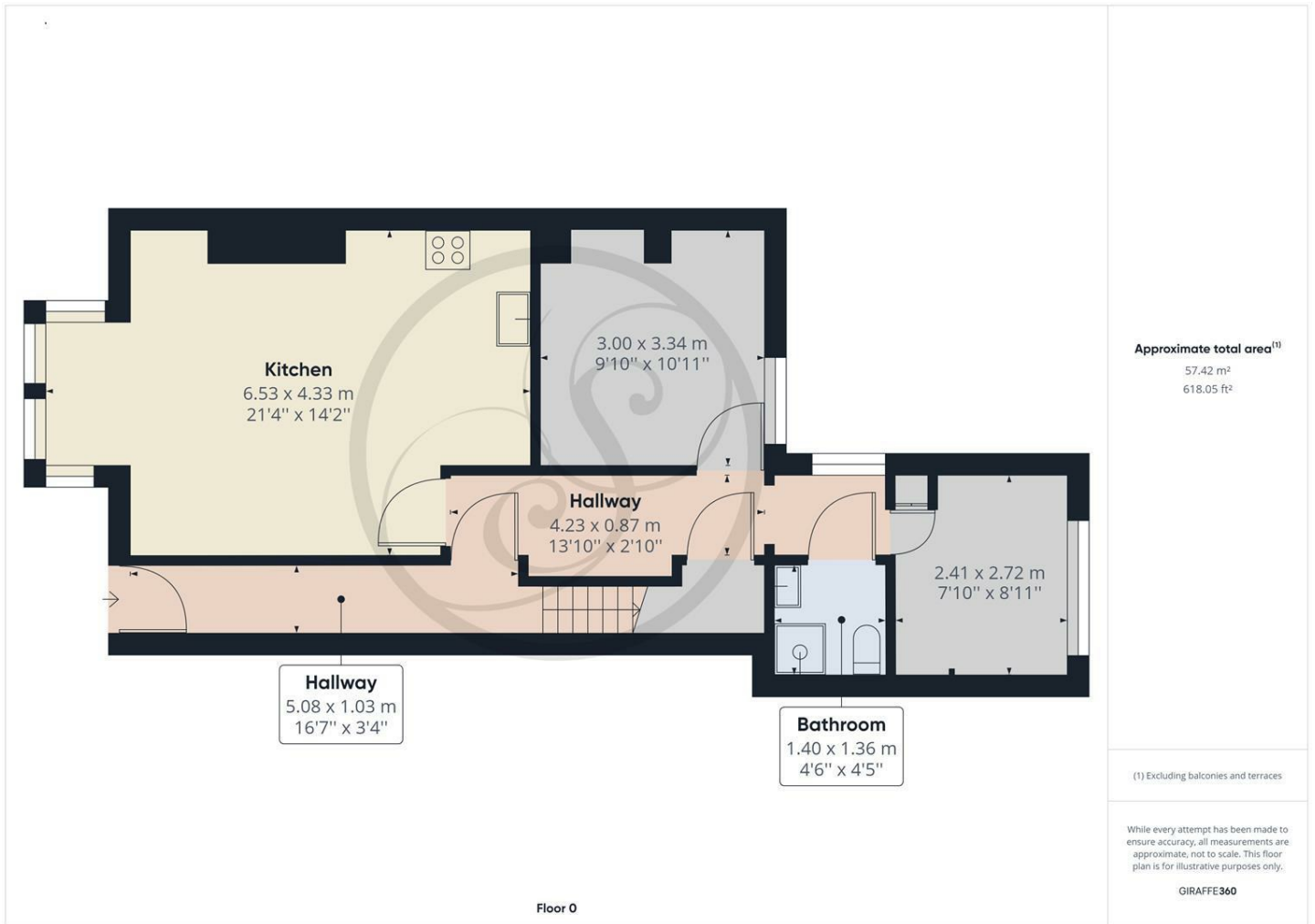


This spacious studio offers a lovely space and benefits from a shower room. The current advertised rent is £650 pcm.

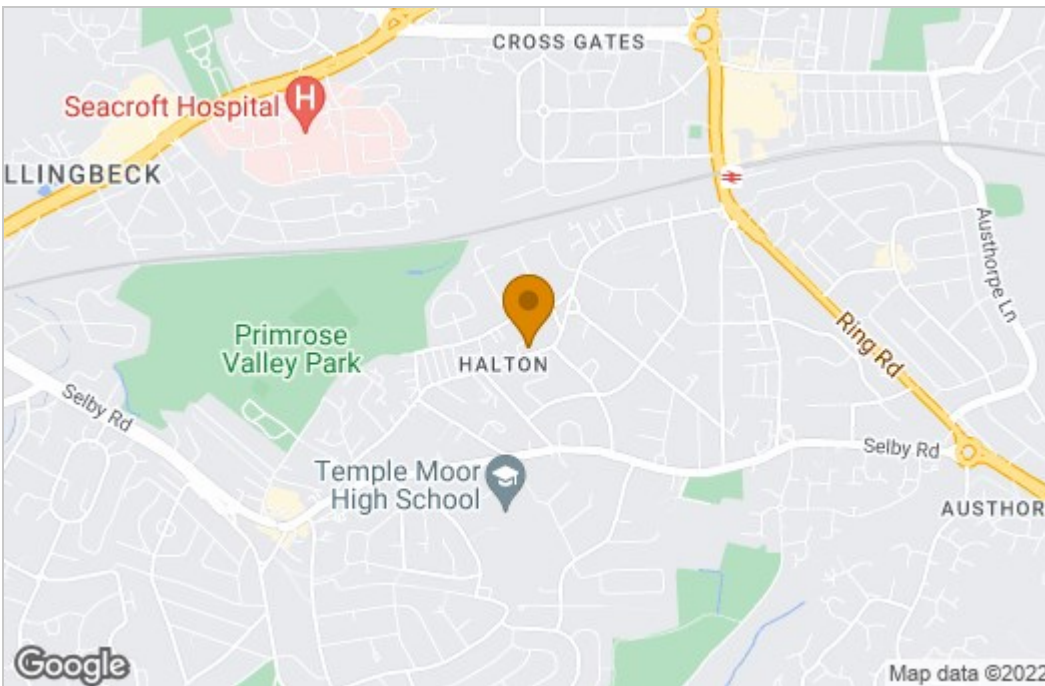
## Basement

The current owner has also advised that the lower ground floor area plus the integral garage offers scope subject to planning to convert into a two bedroom flat with direct access onto the rear car park area with a potential rental of £795 pcm. We have been advised that other close by properties have also completed similar basement conversions.

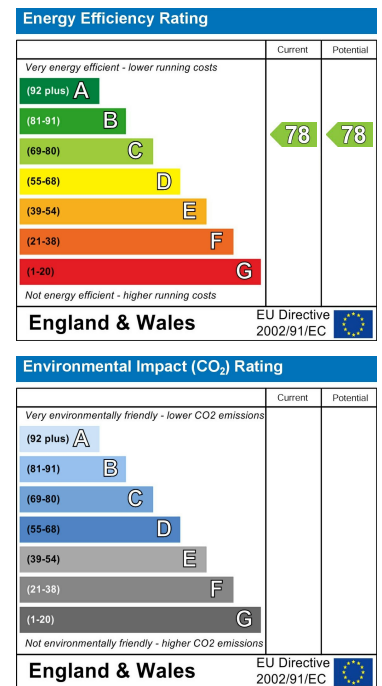
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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