



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	85
England & Wales	EU Directive 2002/91/EC	

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Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chape;Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

Stoneacre Properties are delighted to offer to let this superb one bedroom flat that has just benefitted from a full upgrade. Situated in an ideal location close to Manston Park and the local shops & shopping centre at Crossgates. This beautiful flat is very spacious and includes a useful office area and free private parking at the rear of the property. Temple Newsam isn't far from the property and is the ideal place to go for a run, walk or cycle, furthermore there is the Temple Newsam golf course that's nearby as well. Crossgates Train Station is within close proximity from the property and offers travel into Leeds City Centre, Manchester, Doncaster, York, Selby, Scarborough as well as a variety of other locations. Available 7th July! Unfurnished.

- **EPC C**
- **GROUND FLOOR**
- **ONE BEDROOM**
- **BEAUTIFULLY PRESENTED**
- **OFFICE AREA**
- **PARKING TO REAR**
- **UNFURNISHED**
- **AVAILABLE 7TH JULY!**

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www.stoneacreproperties.co.uk

rightmove

The Property Ombudsman
The Law Society
onTheMarket.com

Open Plan Kitchen/Living Space

Office Area

Bedroom One

Shower Room

External

