



Stoneacre
Properties



Cross Green Lane

Leeds, LS9 8BJ

£145,000



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Entrance

The complex is entered via intercom entry system and stairs and lift take you up to the second floor.

Hallway

Upon entering the property you are welcomed into the entrance hallway which offers access throughout the apartment including to the large storage cupboard that also houses the washing machine, boiler, and consumer unit.

Lounge/Kitchen/Diner

Spacious open plan living space houses a modern kitchen made up of white gloss wall and base units and comprises integrated dishwasher, oven, hob with extractor above and undermounted fridge/freezer. The room offers ample space for a dining table seating up to 6 guests and also offers space for a formal sitting area that leads out to the private balcony.

Bedroom 1

Spacious double bedroom with ample space for wardrobes and drawers and en-suite bathroom.

En-suite

Comprising shower, toilet and sink and large wall mirror.

Bedroom 2

Second double bedroom which the previous owner used as an additional reception room.

Bathroom

Main bathroom comprises shower, toilet, sink and large wall mirror.

External

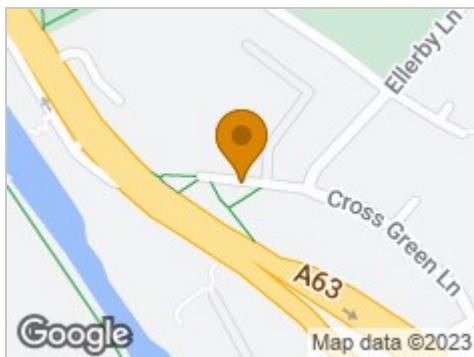
Externally the property boasts a secure allocated parking space and the complex benefits from an on site gym.

Lease

We are advised by the vendor that the property is leasehold with a term of approx 993 years remaining. The current service charge is approximately £2471.76 per annum and the ground rent is £300 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



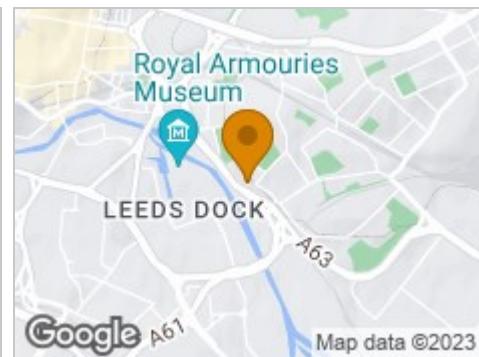
Road Map



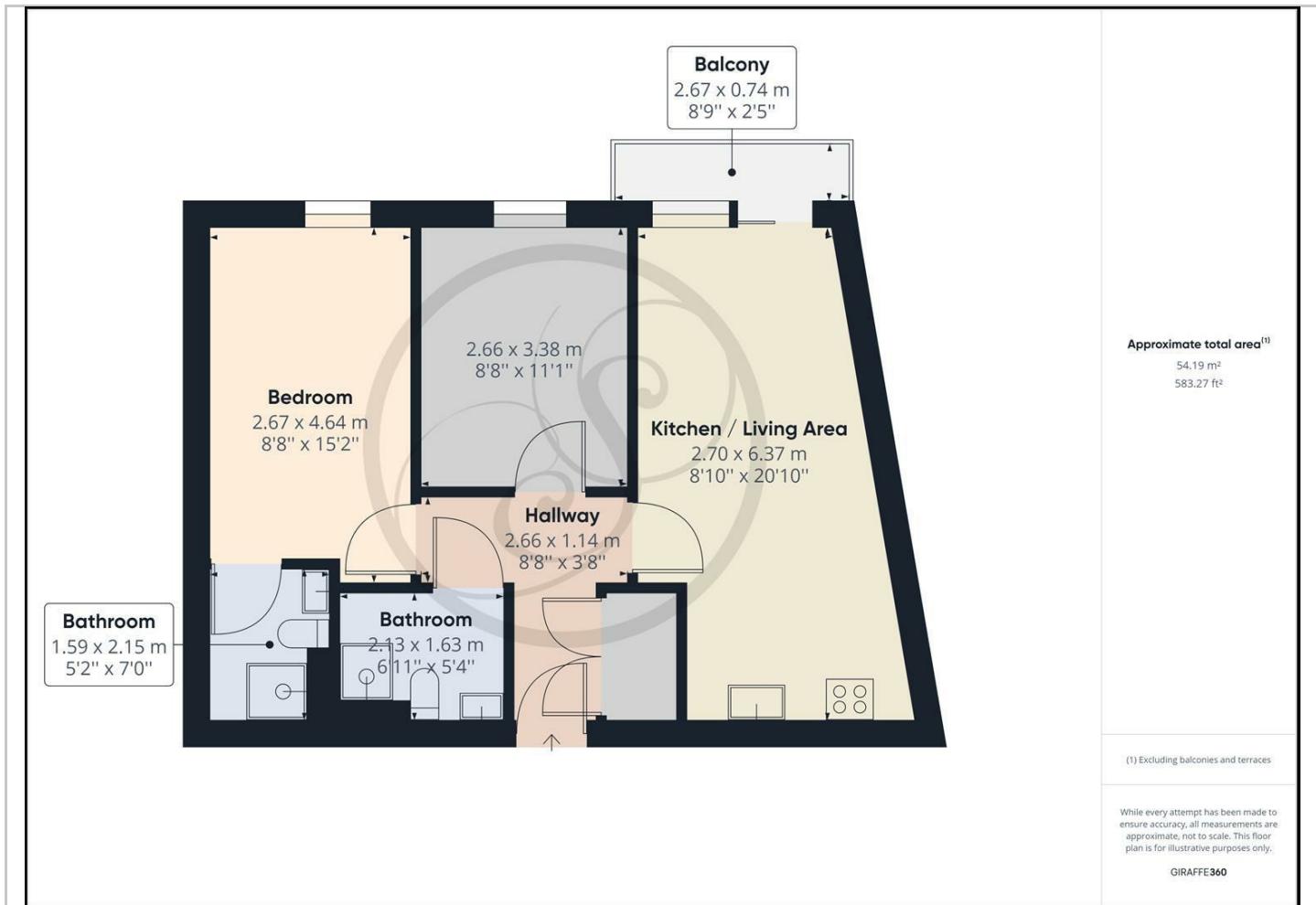
Hybrid Map



Terrain Map



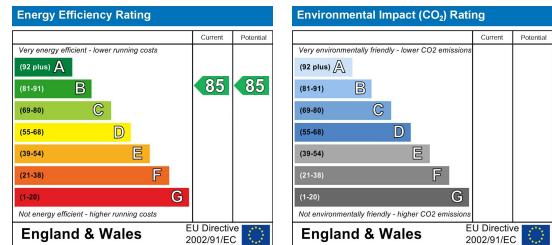
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.