



Cross Green Avenue, Leeds LS9 0DE

welcome to

Cross Green Avenue, Leeds

Welcome to your new home! This delightful two-bedroom upper floor flat offers the perfect combination of modern living and cozy comfort. Ideal for first-time buyers, downsizers, or investors. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945.

Kitchen/Dining Room

The sleek, contemporary kitchen features high-quality appliances, ample storage, and plenty of countertop space for cooking enthusiasts. It seamlessly integrates with the living area, allowing for easy socialising while preparing meals.

Lounge

Perfect for entertaining guests or relaxing in style, this open space maximizes natural light and provides a warm, inviting atmosphere

Bedroom One

A generously sized bedroom with ample space for a double bed and additional furnishings. It offers a peaceful retreat, ensuring a restful night's sleep.

Bedroom Two

Bedroom two with ample space for a double bed and additional furnishings. It offers a peaceful retreat, ensuring a restful night's sleep.

Bathroom

The modern bathroom is designed with functionality and elegance in mind, complete with a shower, washing hand basin.





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- **OPEN DAY EVENT 10/05/2025 13:00 - 14:00**
- TWO BEDROOMS - UPPER FLOOR FLAT
- OPEN PLAN KITCHEN/DINING ROOM
- FINISHED TO HIGH STANDARDS THROUGHOUT
- POPULAR AND CONVENIENT LOCATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£120,000



Free SD export
floorplanner

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Property Ref:
CGT110672 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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