



**Cross Flatts Street, Leeds LS11 7JJ**

**welcome to**

## **Cross Flatts Street, Leeds**

THREE bedroom MID THROUGH TERRACE accommodation, having good access to motorway links and Leeds City Centre, good sized living room, modern kitchen/diner, two first floor bedrooms and shower room and further bedroom to the second floor, paved gardens to the front and rear.

### **Entrance Porch**

uPVC double glazed door to the front and further door leading into the living room.

### **Living Room**

16' 9" MAX x 12' 1" into recess ( 5.11m MAX x 3.68m into recess )

A good sized living room having a uPVC double glazed window to the front, gas feature fire, gas central heating radiator, door leading to the staircase and door leading through to the kitchen/diner.

### **Kitchen/diner**

14' x 12' ( 4.27m x 3.66m )

Has a fully fitted modern kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, electric oven, induction hob, fitted extractor fan, integrated fridge freezer, dishwasher, washing machine and microwave, gas central heating boiler, understairs storage cupboard, uPVC double glazed window and door to the rear.

### **First Floor Landing**

Gas central heating radiator, stairs leading to the second bedroom, access to bedrooms one and two and the shower room.

### **Bedroom One**

12' 11" x 9' 11" plus wardrobe ( 3.94m x 3.02m plus wardrobe )

uPVC double glazed window to the front, gas central heating radiator and fitted wardrobes with sliding doors.

### **Bedroom Three**

8' 8" plus recess x 7' 11" ( 2.64m plus recess x 2.41m )

uPVC double glazed window to the rear, gas central

heating radiator.

### **Shower Room**

A three piece suite comprising of shower cubicle, close coupled WC, wash hand basin, part tiled walls, heated towel rail and uPVC double glazed window to the rear.

### **Second Floor Bedroom Two**

9' 3" x 12' 2" into recess ( 2.82m x 3.71m into recess )

Restricted head height to the front, uPVC double glazed Velux window to the front, gas central heating radiator, good sized storage cupboard with sliding door.

### **Exterior**

Enclosed paved garden to the front with gated access and fence and wall boundaries. To the rear is a block paved garden with fence and wall boundaries and having a garden shed, which has power points & switches for all the exterior lighting to the rear of the property.







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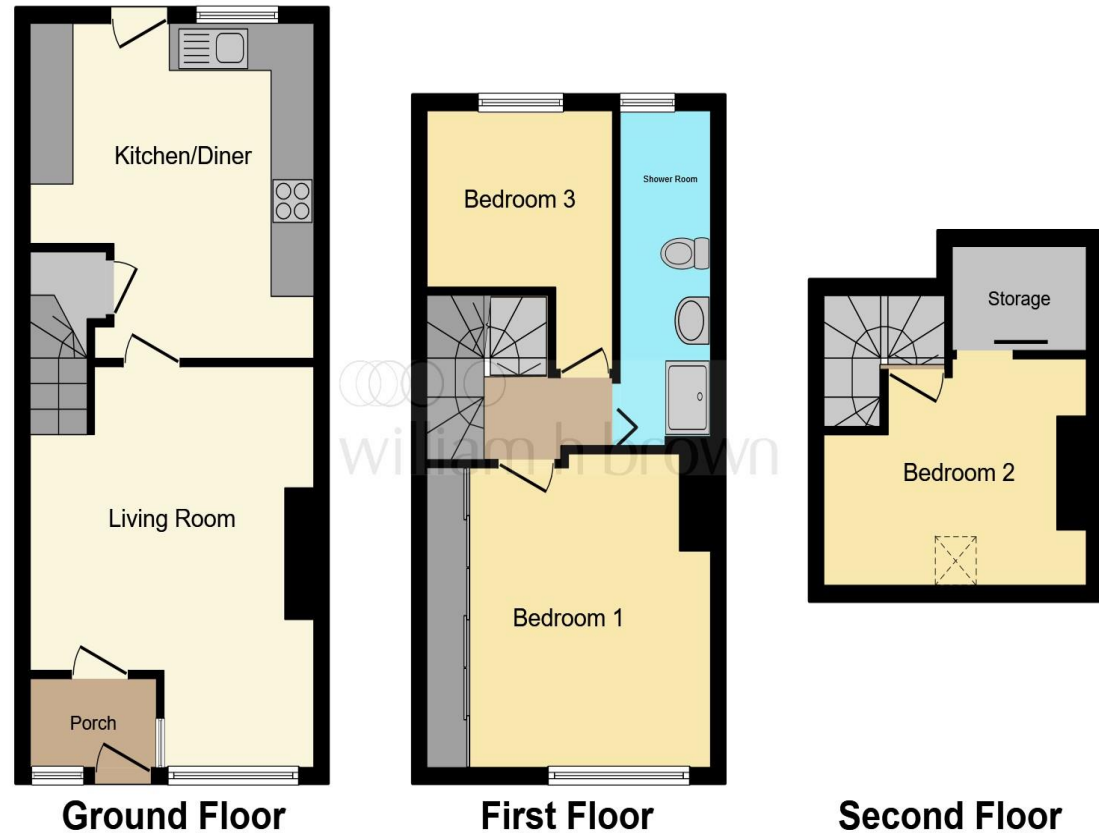
## Cross Flatts Street, Leeds

- Three bedroom mid through terrace accommodation
- Set over three floors
- Paved gardens to the front and rear
- Shower room
- Good access to Leeds City Centre

Tenure: Freehold EPC Rating: D

offers over

**£170,000**



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