

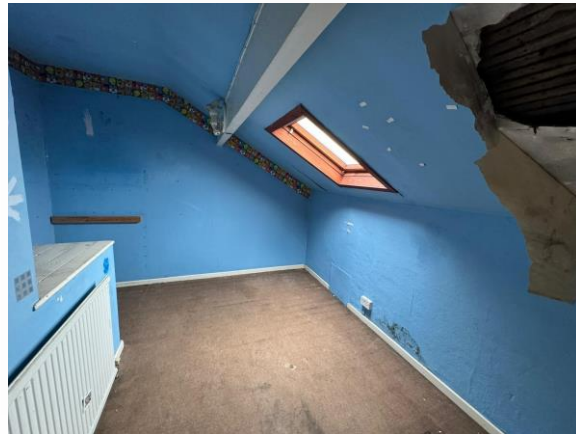


**Cross Flatts Terrace, Leeds LS11 7JW**

**welcome to**

**Cross Flatts Terrace, Leeds**

ATTENTION INVESTORS, FOUR BEDROOM MID THROUGH TERRACE accommodation, NO ONWARD CHAIN and BOUGHT AS SEEN, KITCHEN, LIVING ROOM, BASEMENT CELLAR, two first floor bedrooms and two second floor bedrooms and a HOUSE BATHROOM.



## Lounge

14' 7" into recess x 12' 5" ( 4.45m into recess x 3.78m )  
uPVC double glazed window to the front, gas central heating radiator and feature fireplace (not tested.)

## Kitchen

12' 10" x 12' 3" into recess ( 3.91m x 3.73m into recess )  
A fitted kitchen with a range of wall and base mounted units, work surfaces, sink and drainer with mixer tap, space for washing machine, oven and fridge freezer, gas central heating radiator (not tested) two uPVC double glazed windows to the rear and a uPVC double glazed door to the rear.

## Basement Cellar

### First Floor Landing

Access to two bedrooms and the house bathroom and stairs leading to the second floor.

## Bedroom One

12' 1" x 12' 6" ( 3.68m x 3.81m )  
uPVC double glazed window to the front, gas central heating radiator (not tested.)

## Bedroom Two

10' 5" MAX x 8' 2" MAX ( 3.17m MAX x 2.49m MAX )  
uPVC double glazed window to the rear, gas central heating radiator (not tested.)

## House Bathroom

A three piece bathroom suite comprising of bath with taps and shower over (not tested) low level flush WC, wash hand basin, gas central heating radiator (not tested) and uPVC double glazed window to the rear.

## Bedroom Three

13' 3" MAX x 12' 6" ( 4.04m MAX x 3.81m )  
uPVC double glazed skylight to the rear, gas central heating radiator (not tested.)

## Bedroom Four

10' 7" MAX x 12' 6" into recess ( 3.23m MAX x 3.81m into recess )  
Double glazed skylight to the front, gas central

heating radiator (not tested.)

## Exterior

Garden area to the front with fence and hedge boundaries and to the rear is steps leading down to a yard area with fence boundary.



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## Cross Flatts Terrace, Leeds

- Four bedroom mid terrace accommodation
- No onward chain
- Bought as seen
- Basement cellar
- Garden area to the front and rear

Tenure: Freehold EPC Rating: E

**£145,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLY110489 - 0003

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