



**Cross Flatts Parade, Leeds LS11 7JL**

**welcome to**

## **Cross Flatts Parade, Leeds**

**\*\*OPEN HOUSE Sun 18th 12 - 1pm CALL TO BOOK YOUR SLOT\*\*** TWO BEDROOM MID back to back TERRACE, LOWER GROUND KITCHEN and UTILITY, ground floor LOUNGE, first floor bedroom and bathroom and further second floor bedroom. Enclosed YARD AREA to the front and ON STREET PARKING.

### **Living Room**

17' 11" MAX x 11' 11" ( 5.46m MAX x 3.63m )

uPVC double glazed door and windows to the front, gas central heating radiator, gas fire, stairs leading to the lower ground kitchen and first floor landing.

### **Exterior**

Enclosed yard area to the front.

### **Lower Ground Kitchen**

17' 5" x 11' 6" ( 5.31m x 3.51m )

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, induction hob, space for a fridge freezer, uPVC double glazed window to the front and wooden door to the front.

### **Utility Room**

8' MAX x 2' 8" ( 2.44m MAX x 0.81m )

Gas central heating boiler, gas central heating radiator and space for a washing machine.

### **First Floor Landing**

Access to bedroom one and house bathroom. Stairs leading to second floor bedroom.

### **Bedroom One**

11' 9" x 10' ( 3.58m x 3.05m )

uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes.

### **House Bathroom**

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, chrome heated towel rail, tiled walls and floor, uPVC double glazed window to the front.

### **Second Floor Bedroom Two**

9' 4" x 15' 1" MAX ( 2.84m x 4.60m MAX )

uPVC double glazed window to the front, gas central heating radiator, restricted head space.







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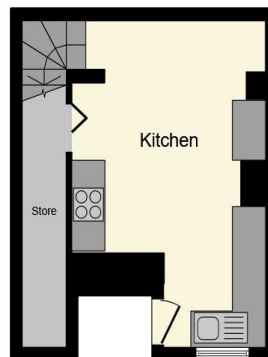
welcome to

## Cross Flatts Parade, Leeds

- OPEN HOUSE Sun 18th 12 - 1pm
- Perfect FTB/investment
- Set over four floors
- Basement kitchen
- Yard area to the front

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

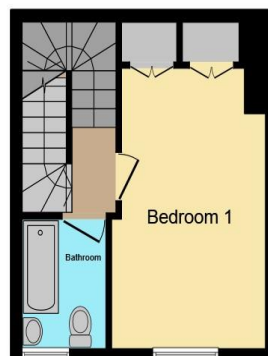
offers over  
**£125,000**



Lower Ground Floor



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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