



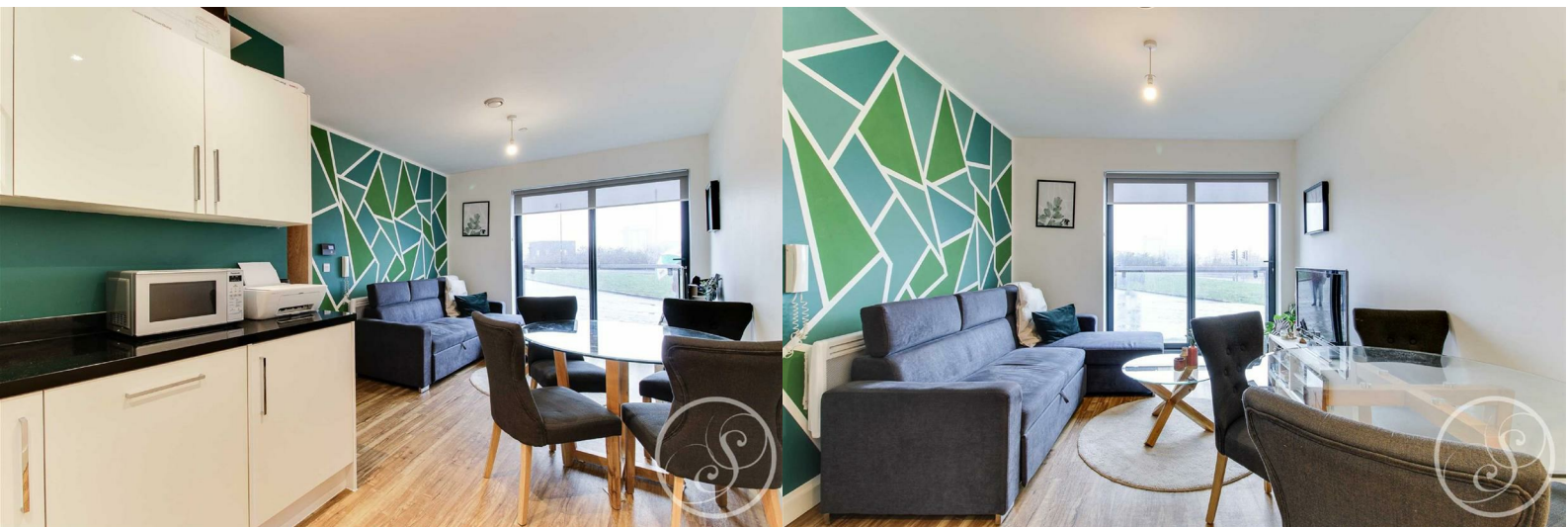
Stoneacre  
Properties



## X1 Aire

Cross Green Lane Leeds, LS9 8BJ

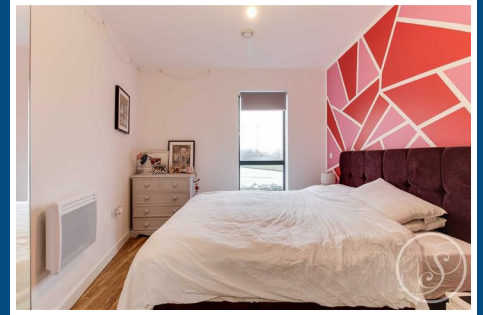
Asking Price £140,000



# X1 Aire

Cross Green Lane Leeds, LS9 8BJ

Asking Price £140,000



## ENTRANCE HALL

Wood strip laminate and cupboard housing water heater & washing machine.

## LOUNGE / KITCHEN / DINER

Modern wall and base units with integrated, fridge, dishwasher, 4 ring electric hob, oven, extractor and stainless steel sink and drainer. The room benefits from wood strip laminate flooring, intercom, wall mounted electric heater and double glazed Juliette balcony.

## BEDROOM ONE

Wood strip laminate flooring, wall mounted electric heater and double glazed window.

## ENSUITE

Suite comprising; shower cubicle, W.C, wash hand basin and wall mounted towel rail.

## BEDROOM TWO

Wood strip laminate flooring, wall mounted electric heater and double glazed window.

## SHOWER ROOM

Suite comprising; shower cubicle, W.C, wash hand basin and wall mounted towel rail.

## EXTERNAL

The property has allocated parking.

## LEASE

We are advised by the vendor that the property is leasehold with a term of 995 years remaining. The current service charge is approximately £1,600 Per annum and the ground rent is £300.00 Per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.

## TENANCY

The property is currently let at £850 PCM until September 2022 therefore providing a gross yield of 6.58% and net yield of 5.35%



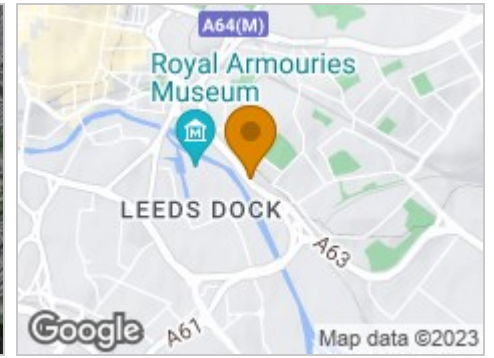
## Road Map



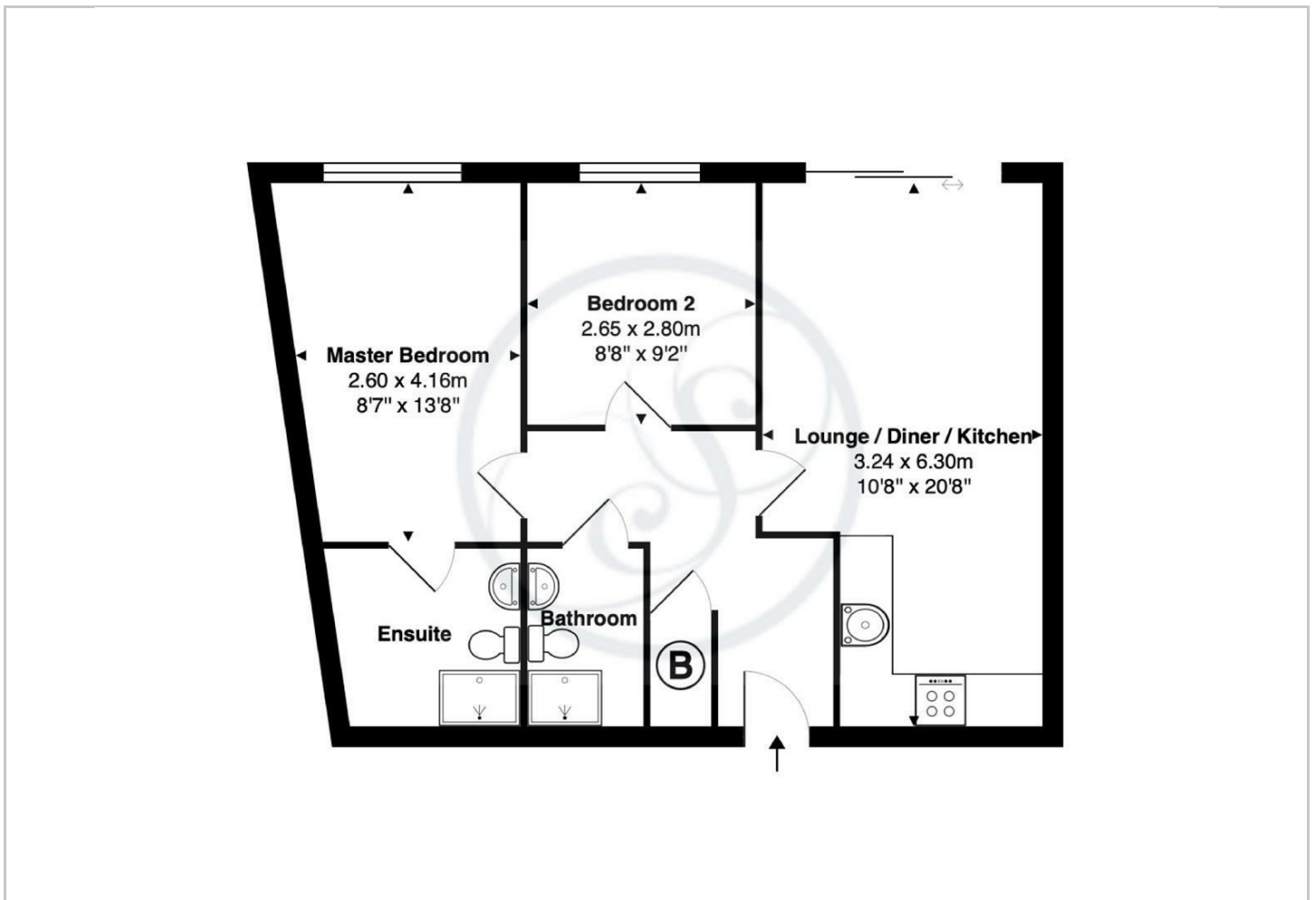
## Hybrid Map



## Terrain Map



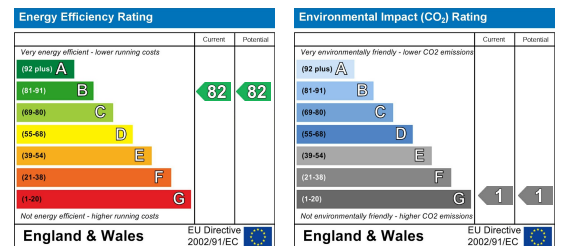
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.