

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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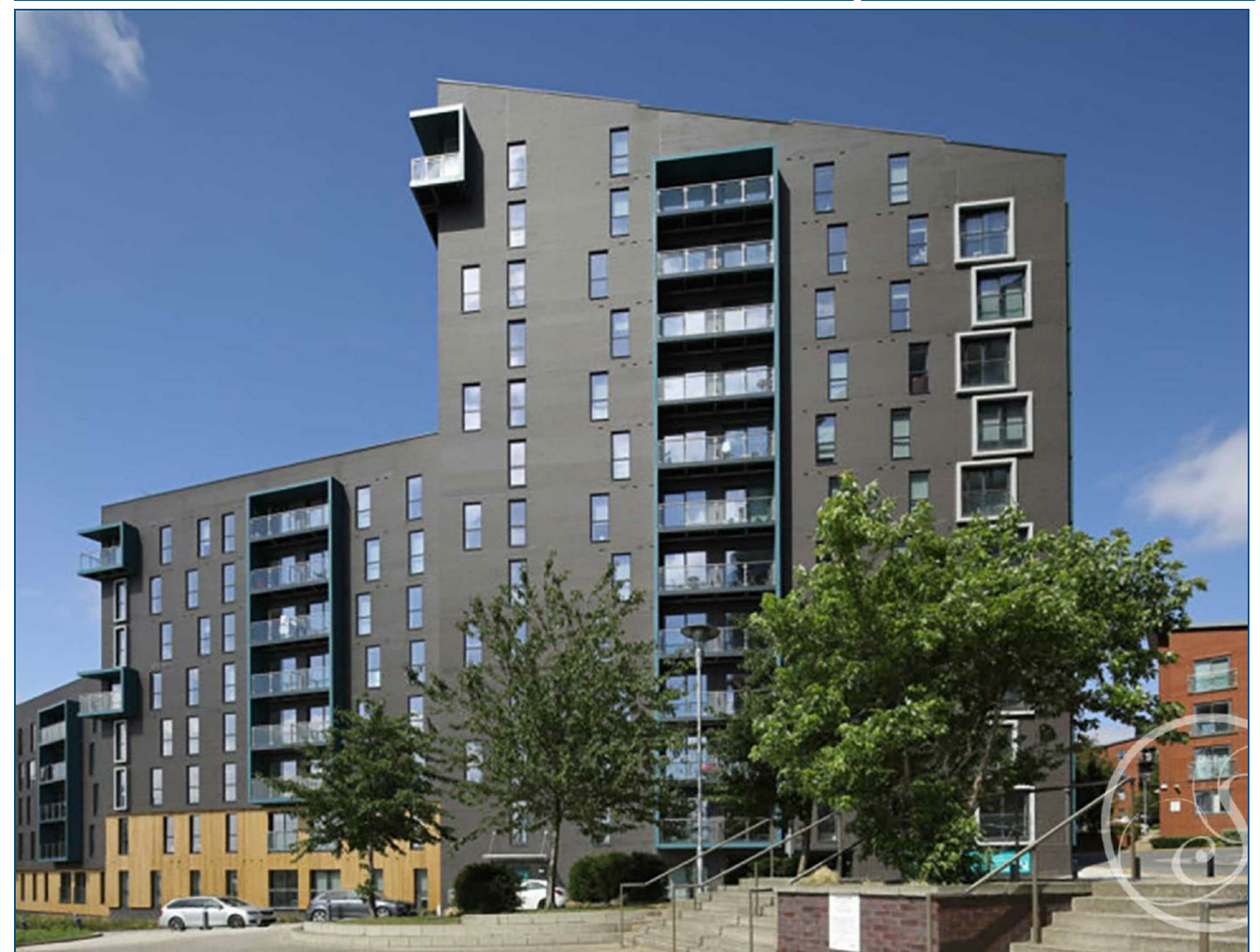
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Cross Green Lane, LS9 8BJ

£1,025 Per Month

\*\*\* WELL PRESENTED TWO BEDROOM APARTMENT WITH PARKING \*\*\*

Stoneacre Properties are pleased to offer to let this fantastic two bedroom second floor apartment located in Leeds City Centre. The apartment is well presented throughout. The property is located to the east side of the city, a few minutes walk from the fantastic shops, restaurants and bars Leeds has to offer and approximately 20 minutes from Leeds train station. The apartment offers spacious accommodation comprising entrance hall, kitchen / lounge/ diner, master bedroom with en-suite, further double bedroom and house bathroom. The property benefits from secure allocated parking. The property also sits only a few minutes away from the M621 and M1 and therefore transport links to York and Manchester are excellent. Available now!

- 2-BED FLAT
- ALLOCATED PARKING SPACE
- CUSP OF CITY CENTRE
- WELL PRESENTED
- OPEN PLAN LIVING SPACE
- EN-SUITE BATHROOM
- EPC - B
- COUNCIL TAX BAND - D

## Entrance

The complex is entered via intercom entry system and stairs and lift take you up to the second floor.

## Hallway

Upon entering the property you are welcomed into the entrance hallway which offers access throughout the apartment including to the large storage cupboard that also houses the washing machine, boiler, and consumer unit.

## Lounge/Kitchen/Diner

Spacious open plan living space houses a modern kitchen made up of white gloss wall and base units and comprises integrated dishwasher, oven, hob with extractor above and undermounted fridge/freezer. The room offers ample space for a dining table seating up to 6 guests and also offers space for a formal sitting area that leads out to the private balcony.

## Bedroom 1

Spacious double bedroom with ample space for wardrobes and drawers and en-suite bathroom.

## En-suite

Comprising shower, toilet and sink and large wall mirror.

## Bedroom 2

Second double bedroom which the previous owner used as an additional reception room.

## Bathroom

Main bathroom comprises shower, toilet, sink and large wall mirror.

## External

Externally the property boasts a secure allocated parking space and the complex benefits from an on site gym.

## Lease

