



**Stoneacre**  
Properties



**Hollyshaw Lane, Leeds, LS15 7BD**  
**£750 Per Calendar Month**

Stoneacre Properties are delighted to offer this newly refurbished one bedroom flat situated in Crossgates. Perfect for single occupancy or couples that are keen to live close to various amenities. Regular bus services into Leeds City Centre that are available from your doorstep. Viewings are highly recommended to avoid disappointment call now to book your time slot 0113 237 0999. Available **END OF AUGUST!**

Council Tax Band - A

## INTERNAL ACCOMMODATION

### Hallway

Leading to living accommodation.

With separate cupboard housing plumbing and space for washing machine and dryer.

### Open Plan Lounge / Kitchen 13'4" x 11'10" (4.058 x 3.615)

Double glazed window, laminate flooring, wall heater, a range of aLI and base units with work surfaces over and splashback tiling, space for under counter fridge, fitted oven, electric four ring hob with extraction unit over, fitted sink and drainage area with tap.

### Bedroom One 14'10" x 7'2" (to largest point) (4.510 x 2.190 (to largest point))

Double glazed window, wall heater.

### Shower Room 7'0" x 4'9" (2.144 x 1.453)

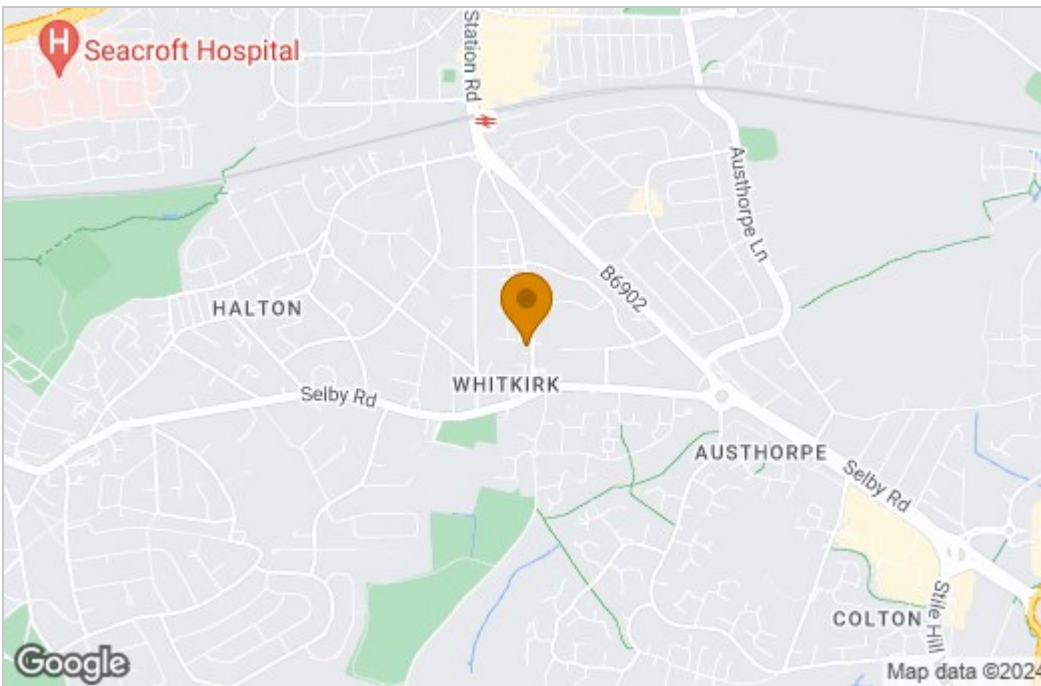
Frosted double glazed window, shower cubicle with tiling and wall mounted shower, wash hand basin on pedestal with splash back tiling, low level WC with flush, extraction unit.

## COMMUNAL GROUNDS

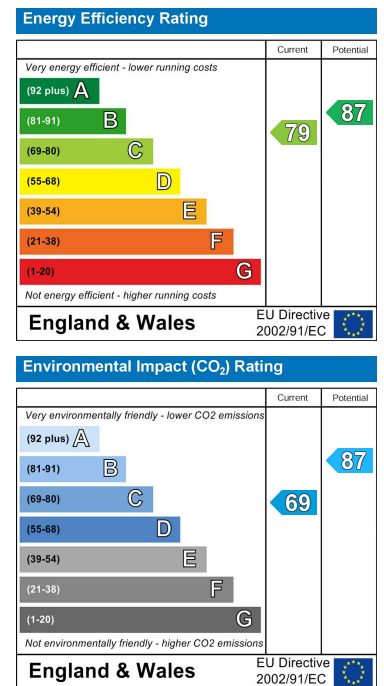
Bark chippings to the front and side, patio pathway, rear parking area.

# Floor Plan

## Area Map



## 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.

