



Stoneacre  
Properties



## Cross Green Lane

Leeds, LS9 8FG

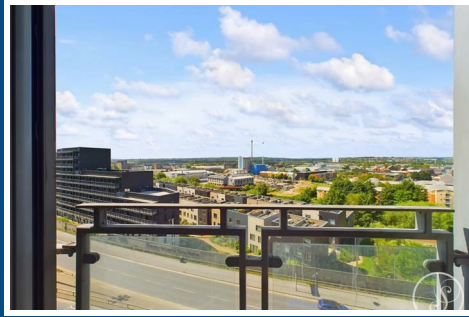
£150,000



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£150,000



## ENTRANCE

The building is entered via intercom entry system and lift brings you up to 5th floor. Upon entering the flat you are welcomed into the well presented entrance hallway which offers access to the boiler cupboard and throughout the flat.

## LOUNGE/KITCHEN/DINER

This superb open plan space is bright and airy thanks to large floor to ceiling windows. The room boasts a well presented kitchen comprising integrated fridge/freezer, electric oven, electric hob with extractor above, stainless steel bowl sink. The room offers space for a seating area and dining area, and boasts a Juliet balcony.

## BEDROOM ONE

Spacious bedroom is laid to carpet with en-suite shower room.

## EN-SUITE SHOWER ROOM

Comprising shower, toilet and sink.

## BEDROOM TWO

Second bedroom laid to carpet ideal for guests and a home office.

## BATHROOM

Spacious main bathroom with shower over bath, toilet, sink, and towel radiator.

## EXTERNAL

Property comes with a secure parking space. and access to roof top terrace.

## LEASE

We are advised by the vendor that the property is

leasehold with a term of approximately 137 years remaining. The current service charge is £2590 per annum and the ground rent is approximately £200 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



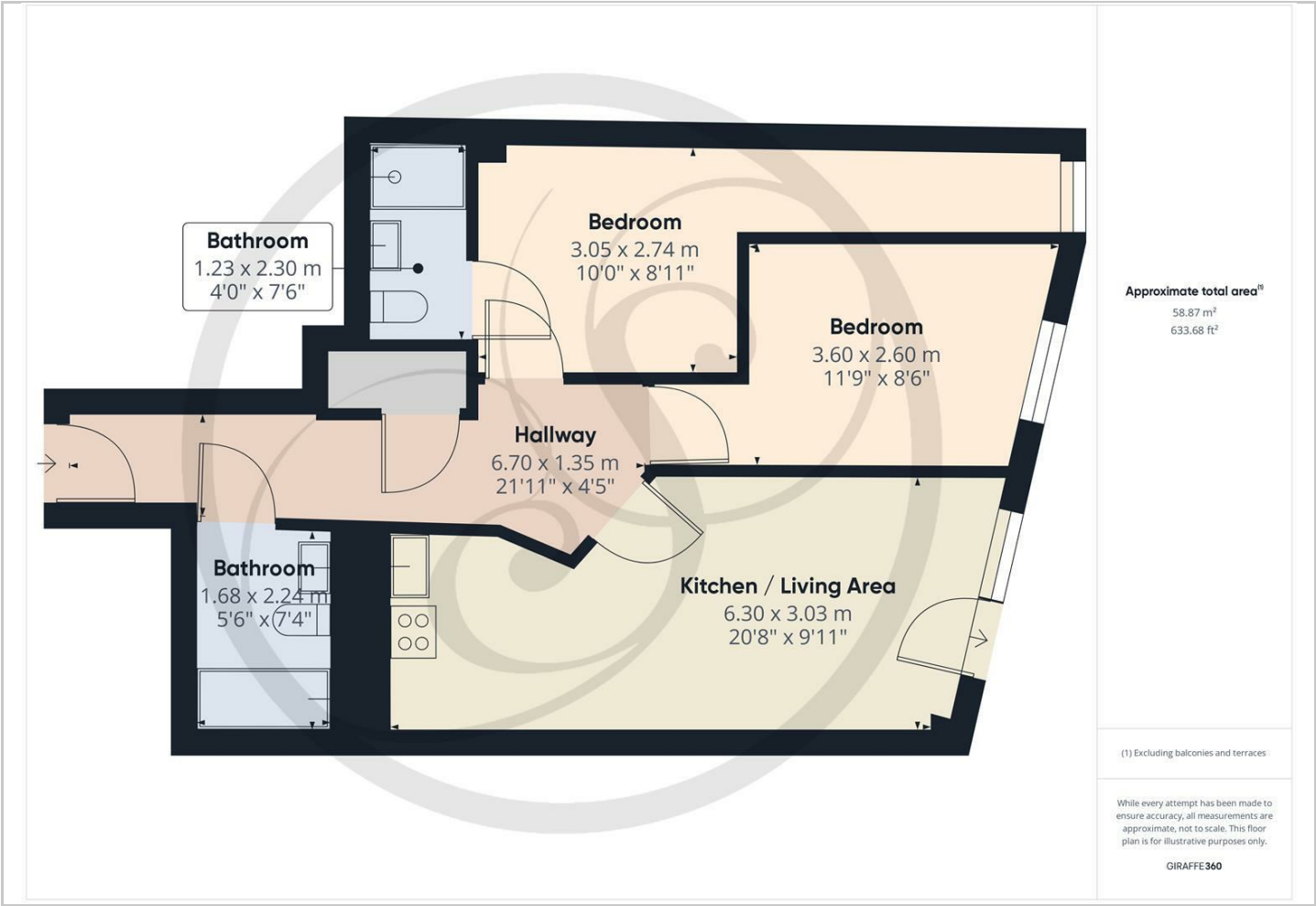
Hybrid Map



Terrain Map



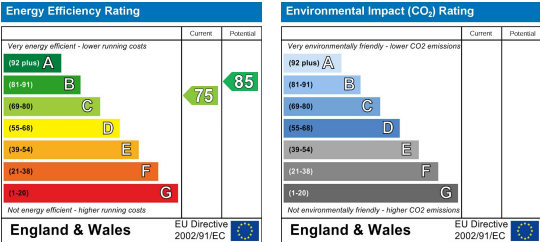
Floor Plan



Viewing

Please contact our Chapel Allerton Lettings 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 firms employment has the authority to make or give any representation or warranty in respect of the property.