



 **2**
Bedrooms

 **1**
Bathroom

Tenure :
Leasehold



To be sold with onward chain is this two bedroom ground floor flat located at Station Court in Crossgates. The internal layout comprises in brief: - entrance hallway, kitchen, lounge, two bedrooms and a shower room. Benefits from double glazing and central heating. Station Court is within close proximity of Crossgates Train Station making this the perfect base for those who daily commute. Crossgates Shopping Centre is within walking distance giving to easy access to a wide range of amenities. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing. Council tax band B. Service charge is currently £436.25 per quarter. Ground rent is £75 per annum.

Kitchen 7' 21" x 8' 85" (2.67m x 4.60m)

Fitted with a wide range of wall and base units. Laminated worktops. Sink and tap. Plumbing for washing machine. Space for tumble dryer. Space for free standing fridge freezer. Double glazed window.

Lounge 11' 52" x 14' 23" (4.67m x 4.85m)

Provisions for wall mounted tv. Central heating radiator. Coving to ceiling.

Bedroom 1 8' 65" x 12' 65" (4.09m x 5.31m)

Fitted wardrobes and storage. Central heating radiator. Double glazed window. Coving to ceiling.

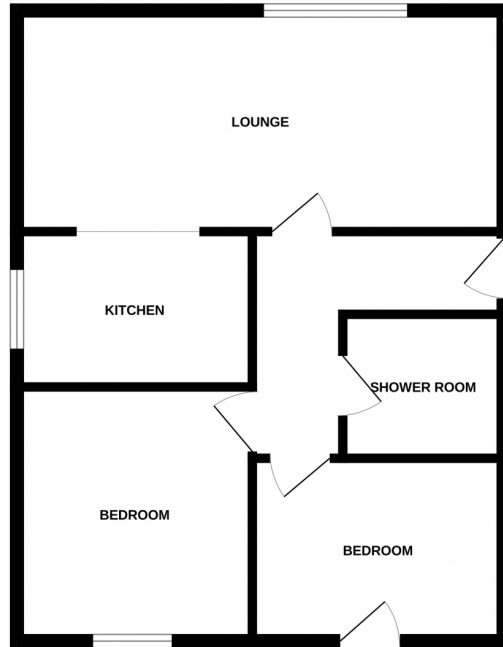
Bedroom 2 12' 62" x 8' 85" (5.23m x 4.60m)

Fitted wardrobe. Central heating radiator. Door opens to the rear communal garden.

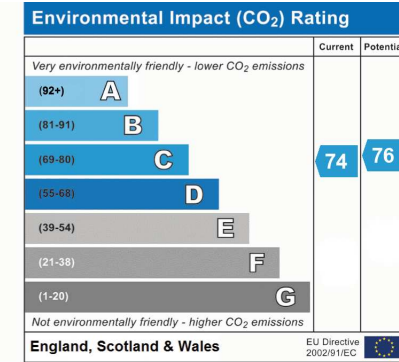
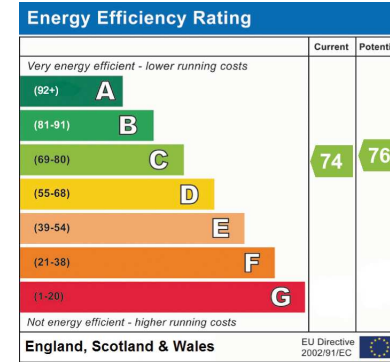
Shower Room 5' 82" x 5' 45" (3.61m x 2.67m)

shower cubicle. Vanity unit and a back to wall wc. Tiled flooring. Central heating radiator.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac ©2014



Address: 9 Station Court, LS15

