



Aire Cross Green Lane, Leeds LS9 8BS

welcome to

Aire Cross Green Lane, Leeds

Well-presented upper floor apartment offering spacious and modern accommodation in a convenient Leeds location. Featuring an impressive open plan living space, two generous double bedrooms, two shower rooms, and allocated parking, this property is ideal for first-time buyers and investors.



Hallway

With a useful storage cupboard and access to all rooms.

Kitchen/Living Room

Offering open plan living, the kitchen has a range of wall and base units with work surfaces incorporating a sink, drainer and hob. Integrated appliances include an oven, dishwasher and fridge freezer. The lounge area has ample room for furniture, and fully glazed doors lead out to a balcony boasting far reaching views.

Bedroom One

A spacious double bedroom with access to en-suite facilities.

En-Suite

Well presented and comprising a shower cubicle, wc and hand basin.

Bedroom Two

A double bedroom with space for free standing furniture.

Shower Room

Comprising a shower cubicle, wc and hand basin.

Externally

There is allocated parking.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Aire Cross Green Lane, Leeds

- **GUIDE PRICE £150,000 - £160,000**
- UPPER FLOOR APARTMENT
- OPEN PLAN LIVING
- TWO DOUBLE BEDROOMS
- TWO SHOWER ROOMS

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2345.24

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA110178 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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