



HODSONS

£825

Cross Flatts Parade

Leeds, LS11 7JL

## PROPERTY SUMMARY

A two bedroomed mid-terraced property in the area of Beeston. The property has been newly decorated and carpeted throughout. The property is close to all local amenities with easy access to the city centre and motorway. The property briefly comprises; kitchen, living room, bathroom and two bedrooms. The property is offered on an unfurnished basis with gas central heating and double glazed windows. On street parking available.

2



1



1





**LOCAL AUTHORITY**

Leeds City Council

**TENURE****COUNCIL TAX BAND**

A

**VIEWINGS**

By prior appointment only

| Energy Efficiency Rating                    |         |                                                                                                                |
|---------------------------------------------|---------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                      |
| Very energy efficient - lower running costs |         |                                                                                                                |
| (92 plus) A                                 |         | 87                                                                                                             |
| (81-91) B                                   |         |                                                                                                                |
| (69-80) C                                   |         |                                                                                                                |
| (55-68) D                                   | 53      |                                                                                                                |
| (39-54) E                                   |         |                                                                                                                |
| (21-38) F                                   |         |                                                                                                                |
| (1-20) G                                    |         |                                                                                                                |
| Not energy efficient - higher running costs |         |                                                                                                                |
| England & Wales                             |         | EU Directive<br>2002/91/EC  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**OFFICE ADDRESS**

37-39 George Street  
Wakefield  
West Yorkshire  
WF1 1LX

**OFFICE DETAILS**

01924 200544  
wakefield@hodsonsproperty.co.uk  
www.hodsonsproperty.co.uk