



**Green Quarter Cross Green Lane,Cross Green Leeds LS9 0DS**

**welcome to**

**Green Quarter Cross Green Lane, Cross Green Leeds**

Modern upper-floor apartment in a prime Leeds location. Features two spacious double bedrooms, two stylish bathrooms, and a bright open-plan living area. Includes resident parking and excellent transport links. Perfect for professionals or investors seeking city living.



### **Hallway**

A spacious hallway with a built in cupboard and access to all rooms.

### **Kitchen/Lounge**

Offering open plan living, the kitchen has a range of wall and base units with work surfaces incorporating a sink, drainer and hob and integrated appliances include an oven, fridge freezer, washing machine and dishwasher. The lounge area has dual aspect windows an fully glazed double doors opening up to a Juliet balcony allowing a good amount of natural light to flow through.

### **Bedroom One**

A double bedroom with built in storage cupboard and access to en suite facilities.

### **En Suite**

With tiling to splash areas and fitted with a shower cubicle, wall mounted basin, wc and a chrome heated towel rail.

### **Bedroom Two**

A double bedroom with fully glazed double doors opening to a Juliet balcony.

### **Bathroom**

With tiling to splash areas and fitted with a three piece suite comprising a bath with shower over, basin and wc.

### **Outside**

Beyond electric gates there is residents parking, under shelter parking and bike storage.



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welcome to

## Green Quarter Cross Green Lane, Cross Green Leeds

- MODERN UPPER FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- PRIME LEEDS LOCATION
- RESIDENT PARKING

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEA109624 - 0002

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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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