



**Stoneacre**  
Properties



**Austhorpe Road, Cross Gates, LS15 8EJ**  
**£795 Per Calendar Month**

Nestled on the charming Austhorpe Road in Cross Gates, this delightful one-bedroom unfurnished apartment conversion offers a perfect blend of modern living and classic character. Upon entering, you will be greeted by a warm and inviting atmosphere, enhanced by the thoughtful design that maximises space and light. The well-proportioned bedroom provides a serene retreat, while the bathroom is fitted with contemporary fixtures, ensuring both convenience and comfort. Located in the sought-after area of Cross Gates, you will enjoy easy access to local amenities, including shops, cafes, and parks.

Excellent transport links are also nearby, making commuting to the city centre or surrounding areas a breeze.

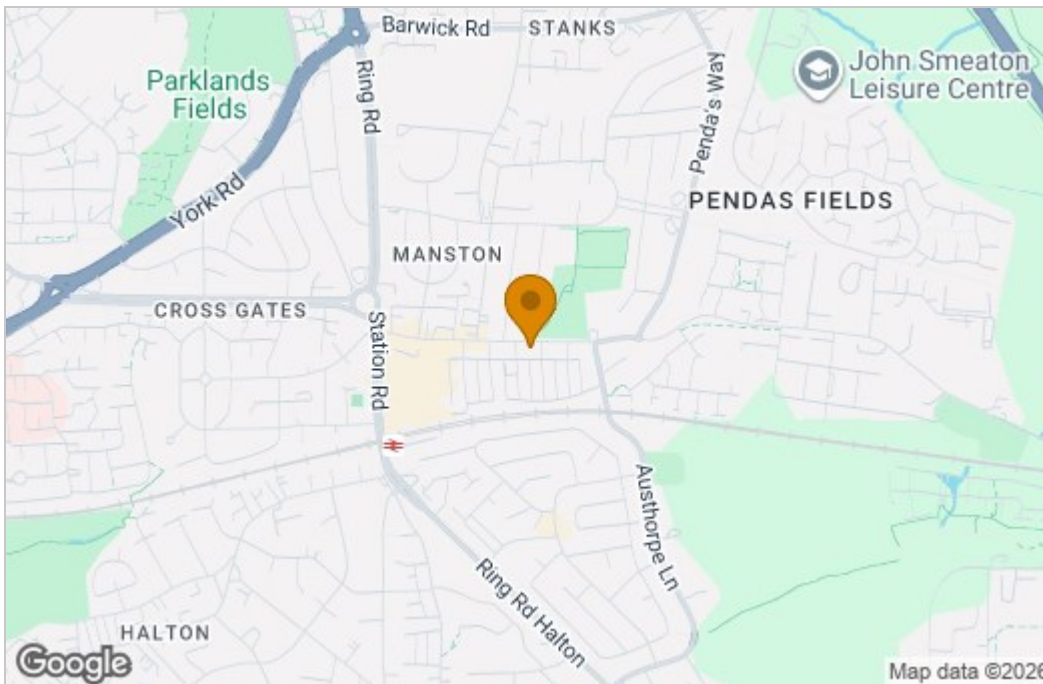
**WATER AND COUNCIL TAX INCLUDED!!**

AVAILABLE EARLY JULY

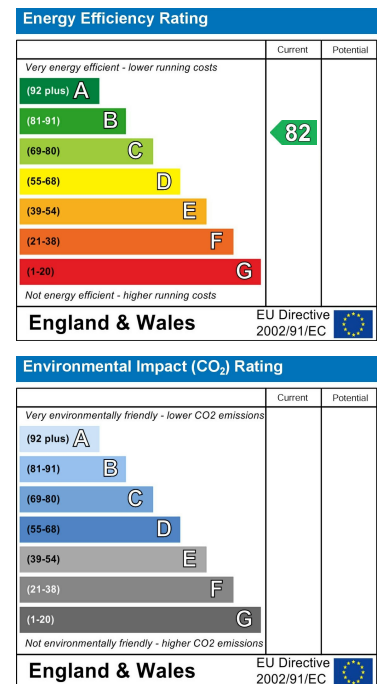


# Floor Plan

## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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