

**Disclaimer:** We endeavour to provide accurate details, but this document does not form part of any contract.

All purchasers should make their own enquiries before proceeding to exchange of contracts. No person in the employment of Lota Properties has any authority to make or give any representation or warranty in relation to this property.

**Viewing Arrangements:** once you are interested in purchasing this property please call at our office to make your formal offer and register your interest. This should be done before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

## Cross Flatts Row, Beeston, LS11 7JR

Offered for sale is this three bedroom through terraced property, ideally located close to local amenities and motorways with easy access to the city centre. The ground floor comprises a lounge, dining room and kitchen. On the first floor, you will find two bedrooms and a family bathroom with a further bedroom to the third floor. Externally the property offers a front garden, a rear yard and on street parking. Please call us today to arrange a viewing.



## FOR SALE

Through Terraced Property  
Three Bedrooms  
Set Over Three Floors  
Gas Central Heating

Double Glazing  
Freehold  
Front Garden & Rear Yard  
On Street Parking

EPC Rating: E

Offers In Region Of £135,000



#### KITCHEN

**10' 4" x 7' 0" (3.15m x 2.15m)** Fitted base and wall units, gas hob, oven, plumbing for washing machine, tiled splashbacks, vinyl flooring, radiator, double glazed window and door to rear garden.



#### LOUNGE

**13' 8" x 13' 2" (4.19m x 4.02m)** Fitted carpet, radiator and double glazed window.



#### DINING ROOM

**13' 10" x 13' 1" (4.24m x 4.01m)** Fitted carpet, storage cupboard, radiator and double glazed window.



#### BEDROOM ONE

**13' 3" x 11' 2" (4.06m x 3.41m)** Fitted carpet, radiator and double glazed window.



#### BEDROOM TWO

**9' 10" x 8' 8" (3.01m x 2.66m)** Fitted carpet, radiator and double glazed window.



#### BATHROOM

**9' 8" x 4' 1" (2.97m x 1.26m)** W.C., wash basin, shower over bath, partially tiled walls, vinyl flooring and frosted double glazed window.



#### BEDROOM THREE

**11' 8" x 10' 2" (3.58m x 3.12m)** Fitted carpet, radiator and velux window.