



Stoneacre
Properties

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Cross Green Lane, Leeds, LS15 7QX

£139,950

Our branch opening hours are:

Mon	09:00 - 18:00
Tues	09:00 - 18:00
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Fri	09:00 - 18:00
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Sun	By Appointment

We are also available for out of hours appointments.

Stoneacre Properties, a leading Leeds Estate Agency, offer a one-stop property-shop serving North Leeds, East Leeds and beyond.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

STUNNING CHARACTER COTTAGE IN READY TO MOVE INTO CONDITION Stoneacre Properties are privileged to be able to offer for sale a stunning cottage style property which can be found in this most convenient and popular residential location, close to all amenities at Halton, Crossgates and Whitkirk. This fine home, which in our opinion, would make an ideal first home, is beautifully presented throughout and boasts many period features such as wooden flooring, high ceilings and feature fireplaces. The main accommodation is arranged over three floors and comprises of a delightful lounge, a luxury fitted kitchen/diner, utility area, two double bedrooms and a spacious bathroom/shower room. There is also a basement which is ideal for storage and a rear patio garden. Early internal viewings are strongly advised as we do not expect this property to be available for long.

- EPC RATING D
- STUNNING COTTAGE
- PERIOD FEATURES
- DELIGHTFUL LOUNGE
- KITCHEN/DINER
- UTILITY AREA
- BASEMENT

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

GROUND FLOOR

ENTRANCE LOBBY

Wooden flooring.

LOUNGE

4.178 X 4.164 (13'9" X 13'8")

Feature fireplace, wooden flooring, double glazed window, radiator.

KITCHEN/DINER

3.952 X 3.414 (13'0" X 11'2")

Extensive range of luxury fitted wall and base units, sink unit, space for Range cooker, under counter integrated fridge, integrated dishwasher, tiled flooring, farmhouse style door leading onto the rear patio garden, stairs leading to the basement, open arch leading through to the utility area.

UTILITY AREA

Fitted storage units, radiator, plumbed for washing machine, vented for tumble dryer, double glazed window.

BASEMENT

A good sized basement area ideal for storage.

FIRST FLOOR

BEDROOM ONE

4.374 X 4.030 (14'4" X 13'3")

Wooden flooring, feature fireplace, radiator.

BATHROOM/WC

3.872 X 2.509 (12'8" X 8'3")

Spacious and modern suite comprising of a free standing bath with shower attachment, walk in shower cubicle, laminated wood strip flooring, frosted double glazed window, linen cupboard housing boiler.

SEPARATE WC

Low level WC, laminated wood strip flooring, radiator, frosted double glazed window.

SECOND FLOOR

BEDROOM TWO

4.102 X 3.755 (13'5" X 12'4")

Built in storage cupboards, radiator, double glazed window.

EXTERIOR

A well maintained front garden in addition to a delightful rear patio garden.





