



**Cross Green Lane
Leeds
West Yorkshire
LS9 8NR**

Offers In Excess Of £152,000

bettermove

Cross Green Lane Leeds

Bettermove are proud to present this 2 bedroom flat in Leeds available with no forward chain/welcoming cash buyers only.

The property benefits from double glazing, electric heating throughout and has off street parking available via the 2 allocated underground parking spaces.

The council tax band is C.

This is a leasehold property with 150 years on the lease from 2007; the ground rent is £335.98pa and the service charge is £1,400 half yearly.

The interior of this beautifully presented property comprises an open plan kitchen/diner, shower room on the ground floor. The first floor consists of 2 bedrooms and the bathroom.

Located in the popular city of Leeds, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A61, A63 and Leeds train station.

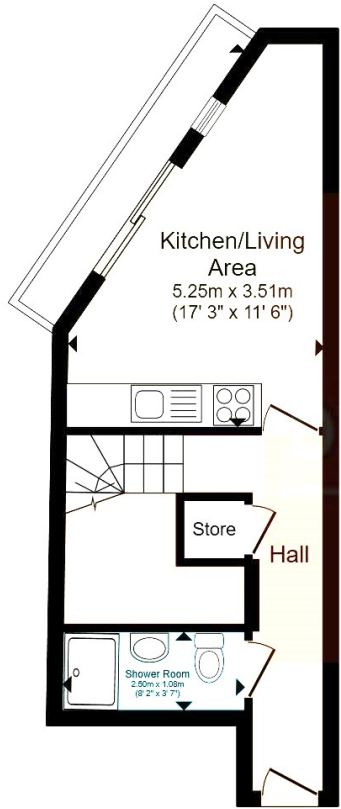
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

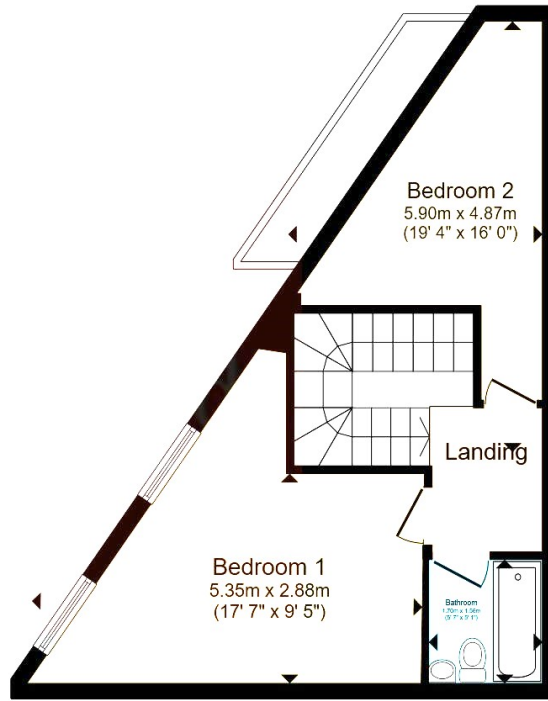
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor



First Floor

Total floor area 63.3 sq.m. (682 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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