



**Cross Flatts Grove
Leeds
West Yorkshire
LS11 7JA**

Offers in Excess of £117,000

bettermove

Cross Flatts Grove

Leeds

Bettermove are delighted to welcome to the market this charming three bedroom terraced house in Beeston.

The property benefits from double glazing and gas central heating throughout. The council tax band is B.

The interior of this well presented property comprises a spacious lounge and open plan kitchen/diner on the ground floor. There is an additional room in the basement with an en suite shower room. The first floor consists of two bedrooms and the family bathroom while there is an attic bedroom on the second floor. The exterior boasts an enclosed rear yard, perfect for enjoying the summer months.

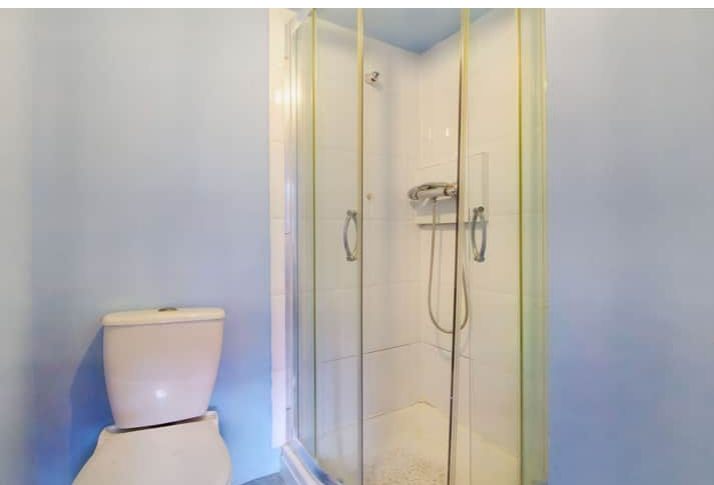
Located in the popular Beeston area, the property is close to a number of amenities, including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the M621, A6110, M1, M62, Cottingley and Leeds central rail station.

This exciting opportunity should not be missed and all enquiries can be made through Bettermove.

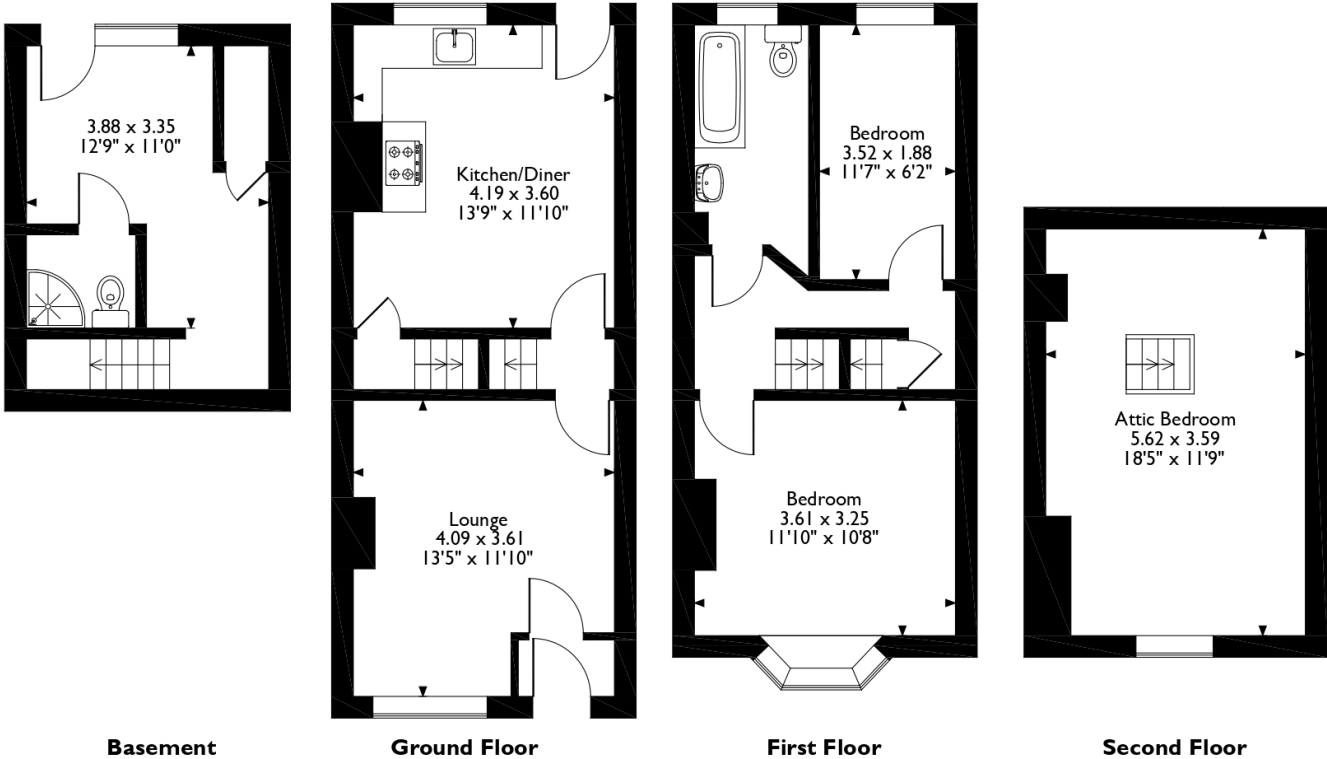
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.

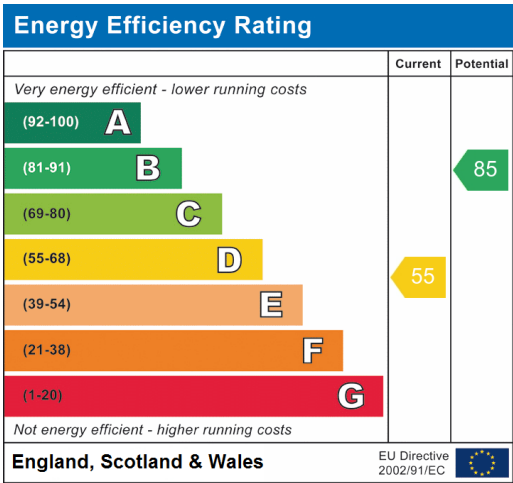
The exclusivity fee is returned to you upon successful completion of the property.



Cross Flatts Grove, Leeds, West Yorkshire
Approximate Gross Internal Area
100 Sq M/1076 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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