



Cross Flatts Crescent, Beeston, LS11 7JT

Asking Price: £139,950

Freehold

whitegates



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2 bedrooms

1 bathrooms

1 reception rooms

- Bright reception room with fireplace
- Small low-maintenance paved garden
- Council Tax band A
- Close to White Rose Centre
- Near Cross Flatts Park
- Good transport links to city centre

Council Tax Band: A

Whitegates is delighted to present this well-maintained two-bedroom terraced house, ideally situated in the popular LS11 area of Leeds, offering convenient access to local amenities, transport links and leisure facilities. Presented in good condition throughout, this property is perfectly suited to first-time buyers, families and investors alike, providing comfortable and practical living accommodation arranged over multiple levels.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Upon entering, the property offers a well-proportioned reception room with wood-effect flooring and a feature fireplace, creating a comfortable and welcoming main living space.

On the basement level, the property benefits from a generously sized fitted kitchen, providing a practical and functional space suited to everyday living and entertaining, with direct access outside.

The upper floors comprise two generously sized double bedrooms. The second bedroom is situated within the attic and benefits from a Velux window, allowing plenty of natural light into the space. The accommodation is completed by a family bathroom.

Externally, the property benefits from a low-maintenance paved outdoor area, providing useful space for seating and enjoying the outdoors.

With an EPC rating of E and Council Tax Band A, this home presents a practical opportunity for a range of buyers.

The property is well positioned for access to a variety of local amenities, with the White Rose Shopping Centre offering an excellent selection of shops, restaurants and leisure facilities. Elland Road stadium is also located nearby, while Cross Flatts Park provides green space, walking routes and recreational facilities.

Leeds city centre is easily accessible via regular bus routes, with Leeds railway station providing onward connections to destinations including York, Manchester and London. The area also benefits from convenient access to major road and motorway networks, making it ideal for commuters.

An excellent opportunity to acquire a well-presented home in a convenient Leeds location. Early viewing is

highly recommended. Please contact us today to arrange your viewing.

Lounge

18.7ft x 16ft approx

Double glazed window to the front, Fire with fire surround, Laminated flooring.

Kitchen

16.4ft x 12ft approx

Double glazed window to front, Base and wall units. Base and wall cupboards. Built in oven/ hob/ hood. Single drainer sink unit. Mixer tap over, Extractor fan, . Part tiled walls. Tiled flooring, Radiator, Double glazed door to front. Door to utility room.

Utility Room



10.5ft x 5.7ft approx

Double glazed door to front. Plumbing for washing machine.

Bedroom 1

13.8ft x 10.8ft approx

Double glazed window to front. Radiator.

Bedroom 2

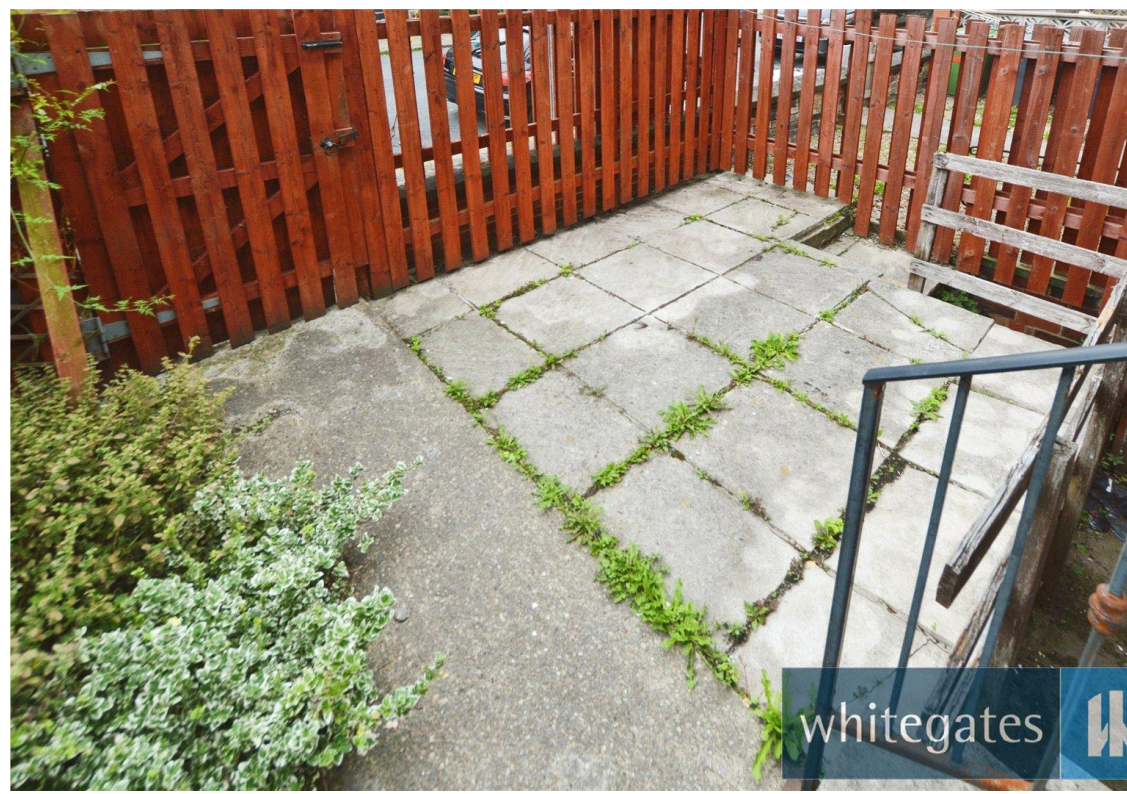
18.6ft x 9.3ft approx

Velux window to front. Radiator.

Bathroom

Double glazed window to front. Four piece suite. Panelled bath. Pedestal wash hand basin. Low level flush W.C. Part tiled walls. Step-in shower cubicle.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.