



## Flat 1, 80B Easy Road, Cross Green, Leeds, LS9 0AB

Two Parking Spaces! Available Now

A two bedroom apartment to To Let in LS9.

Located on the border of Leeds City Centre, this property includes off street parking for two cars and a large open plan kitchen living room.

The two bedrooms are carpeted and central heating is installed throughout. The house bathroom contains a bath with a separate shower.

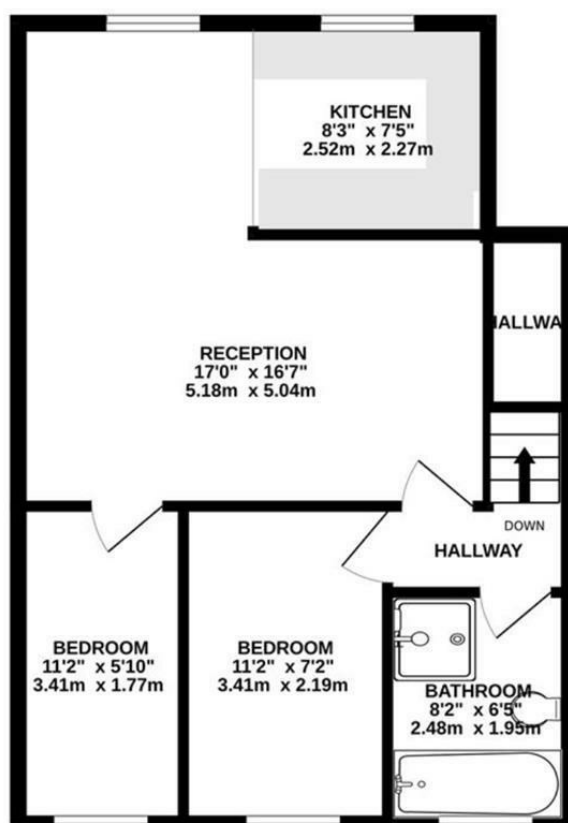
Easy Road is located less than 0.5 miles from Leeds City Centre. Local buses depart from immediately outside.

- 2x PARKING SPACES
- 35sq m shop floor
- Private Parking
- Two Bedroom Apartment
- Open Plan Living Area
- Secure Entry

**£230 Per week**

[www.fletcherprops.com](http://www.fletcherprops.com)

1ST FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
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(81-91) <b>B</b>			
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