



**Wyther Park Road
Leeds
West Yorkshire
LS12 2RU**

Offers in Excess of £138,000

bettermove

Wyther Park Road

Leeds

Bettermove are proud to present this 3 bedroom terraced house in a sought after area of Leeds available with no forward chain requiring a round of modernisation to bring it to its full potential.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is A.

The interior of this property comprises two spacious reception rooms, the fitted kitchen and utility room. The first floor consists of three bedrooms and the family bathroom. The exterior boasts a private rear garden and front garden which are currently overgrown and requires attention and landscaping.

Located in the popular residential area of Leeds, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Bramley Train Station and many local bus routes providing easy access into Leeds city centre.

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

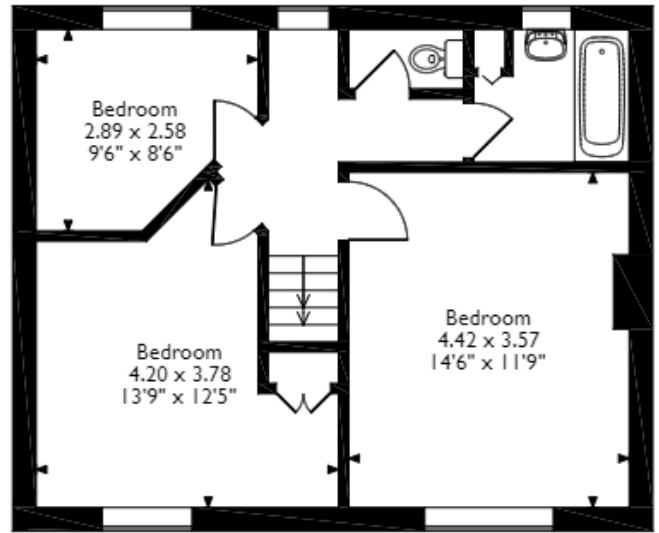
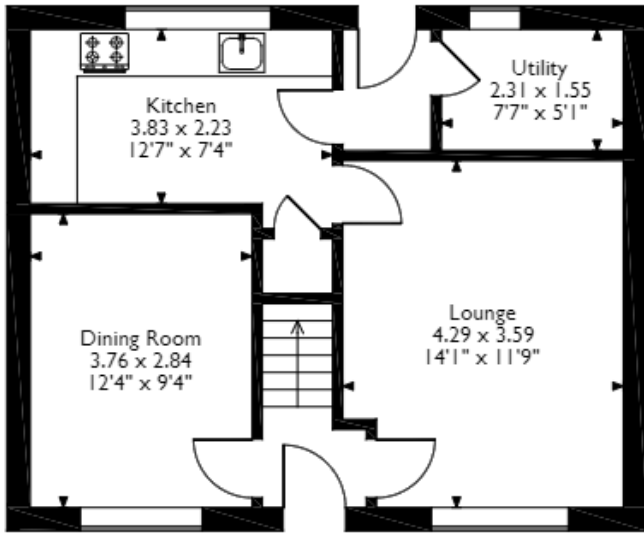
You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.



Wyther Park Road, Leeds
 Approximate Gross Internal Area
 92 Sq M/990 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(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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