



**Walkers Row  
Yeadon  
Leeds  
West Yorkshire  
LS19 7FL**

**Offers in Excess of £104,000**

**bettermove**

## Walkers Row Leeds

Bettermove are proud to present this 2 bedroom first floor flat in Yeadon available with no forward chain and welcoming cash buyers only.

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

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 62 years remaining on the lease; the ground rent and the service charges have not been demanded.

The interior of this property comprises a spacious living room, the fitted kitchen, one double bedroom and one single bedroom with the family bathroom on the first floor of the building.

Located in the popular residential area of Yeadon, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Guiseley Train Station, the A658 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.


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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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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