



**Leaffield Grange  
Leeds  
West Yorkshire  
LS17 5NR**

**Offers in Excess of £113,000**

**bettermove**



**Leaffield Grange  
Leeds**

Bettermove are proud to present this 1 bedroom Maisonette in Leeds available with no forward chain.

The property benefits from double glazing, electric heating throughout and has ample off street parking available via the residents parking area. The council tax band is A.

This is a leasehold property with 107 years remaining on the lease; the ground rent and the service charge is £74 per every 3 months.

The interior of this property briefly comprises the living room, fitted kitchen, one double bedroom and the bathroom located on the first floor of the building.

Located in the popular residential area of Moortown, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found close by providing easy access into Leeds City Centre and many local bus routes.

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.

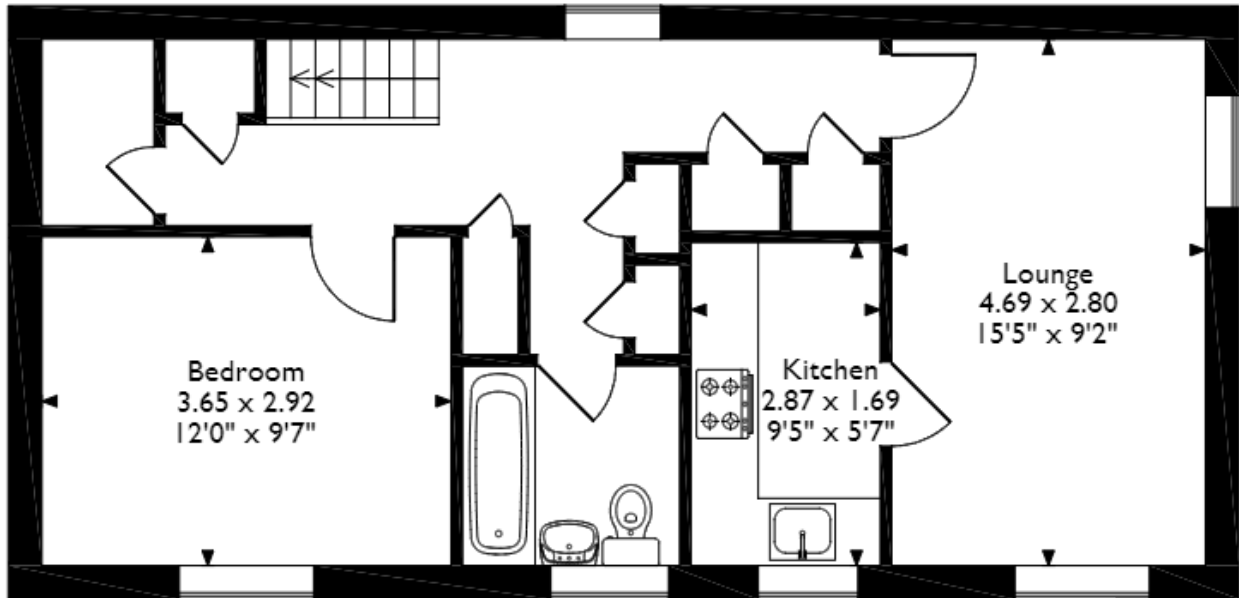
Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.



# Leaffield Grange, Leeds

## Approximate Gross Internal Area 49 Sq M/527 Sq Ft



### First Floor Flat

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	62	
(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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