



**Grove Road  
Leeds  
West Yorkshire  
LS15 0LH**

**Offers In Excess Of £158,000**

**bettermove**

## Grove Road Leeds

Bettermove are proud to present this 2 bedroom flat in Leeds available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available for multiple cars.

The council tax band is A.

Planning permission granted in 2023 for a rear and side extension giving potential for the property to then be converted afterwards into two separate apartments.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 2 bedrooms and the bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located a stones throw from the picturesque Temple Newsam park, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A64, M1 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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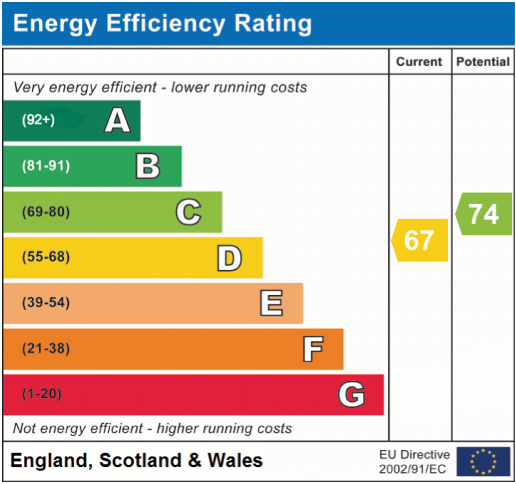
You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

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,







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