



Argie Gardens  
Leeds  
West Yorkshire  
LS4

Offers in Excess of £170,000

bettermove

# Argie Gardens Leeds

Bettermove are proud to present this 2 bedroom terraced house in Leeds.

This property has single glazing and electric throughout, with on street parking available.

The council tax band is A.

This interior of this property, which requires modernisation throughout, comprises a spacious lounge and fitted kitchen on the ground floor. The first floor consists of two double bedrooms and a shower room. The exterior boasts a private rear garden, which requires work.

Located in the popular city of Leeds, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport links can be found from Burley Park Railway Station, a variety of local bus routes, and quick access to the M621, leading to the M62.

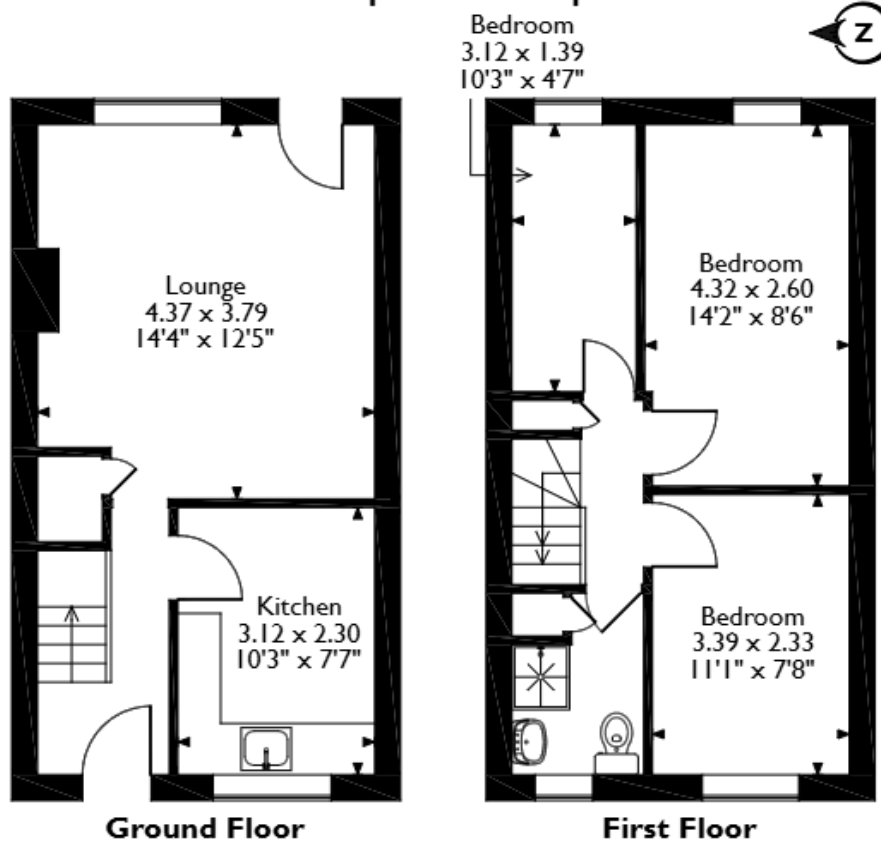
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





# Argie Gardens, Leeds

## Approximate Gross Internal Area 60 Sq M/646 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 |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 84        |
| (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>                             | 20                      |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   |                         |           |
|   | EU Directive 2002/91/EC |           |



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