



**Old Farm Drive  
Leeds  
West Yorkshire  
LS16**

**Offers in Excess of £220,000**

**bettermove** 

# Old Farm Drive

## Leeds

Bettermove are proud to present this 2 bedroom semi-detached house in Leeds, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

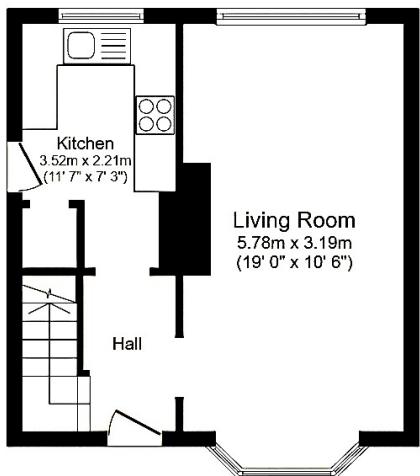
The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room and a modern fitted kitchen on the ground floor. The first floor consists of two well-proportioned bedrooms, alongside the family bathroom. The second floor offers a useful loft space, providing additional storage and potential for conversion to suit a variety of needs. The exterior boasts a well-maintained private, rear garden, perfect for enjoying the summer months.

Located in the popular city of Leeds, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Kirkstall Forge, Horsforth and Headingley Train Stations, a variety of local bus routes, and quick access to the M62.

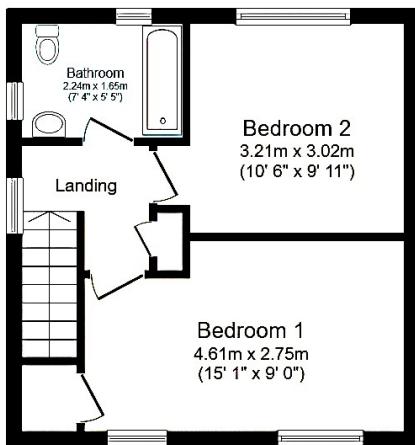
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





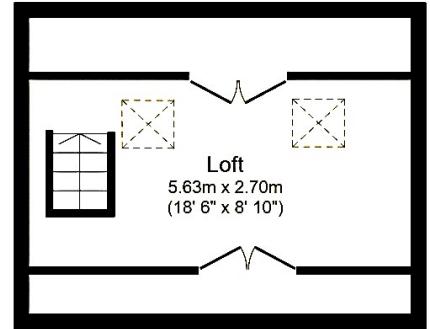
## Ground Floor

Floor area 33.3 sq.m. (358 sq.ft.)  
approx



## First Floor

Floor area 32.3 sq.m. (348 sq.ft.) approx



## Second Floor

Floor area 16.0 sq.m. (172 sq.ft.)  
approx

### 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>	
(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	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(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>	
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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