



**Sandhurst Avenue
Leeds
West Yorkshire
LS8**

Offers in Excess of £132,000

bettermove

Sandhurst Avenue

Leeds

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

This is currently a tenanted property, and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

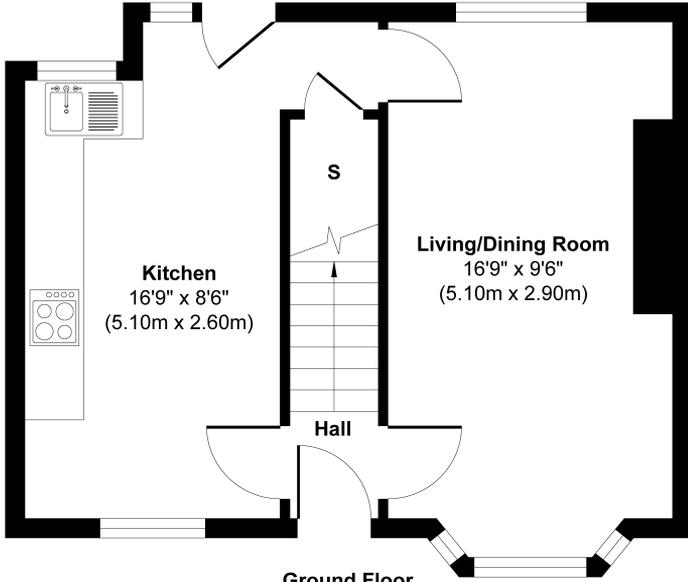
The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

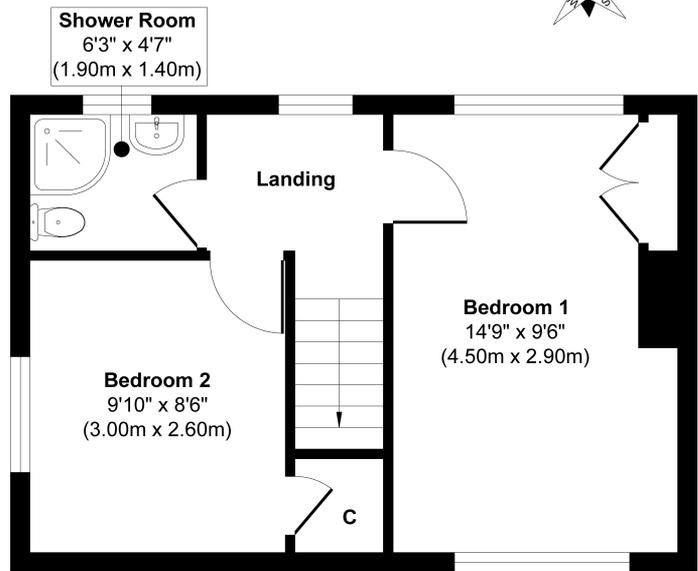
The interior of this well presented property comprises a spacious living/dining room, and fitted kitchen on the ground floor. The first floor consists of two double bedrooms, alongside the shower room. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Harehills, Leeds, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Leeds Train 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.



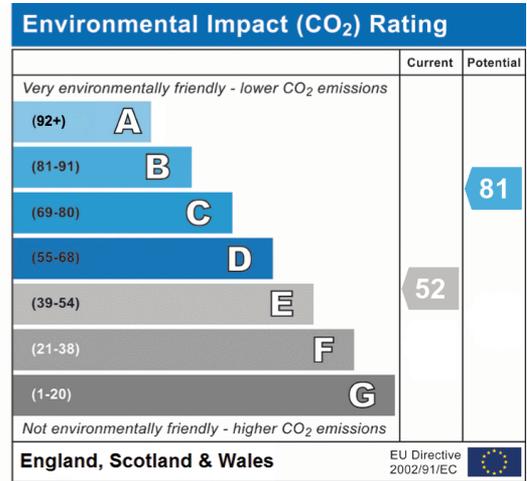
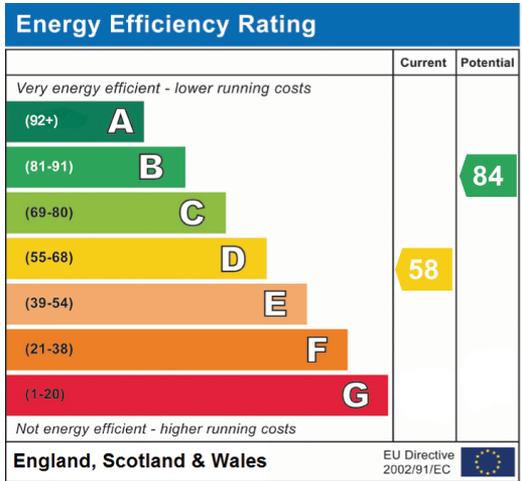
Ground Floor
 Approximate Floor Area
 361 sq. ft
 (33.57 sq. m)



First Floor
 Approximate Floor Area
 319 sq. ft
 (29.70 sq. m)

Approx. Gross Internal Floor Area 680 sq. ft / 63.27 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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