



**Westfield Lane
Kippax
Leeds
West Yorkshire
LS25**

Offers in Excess of £205,000

bettermove

Westfield Lane Leeds

Bettermove are proud to present this 3 bedroom terraced house in Kippax, available with no forward chain.

This property is currently tenanted, 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 off road parking available via the driveway.

The council tax band is C.

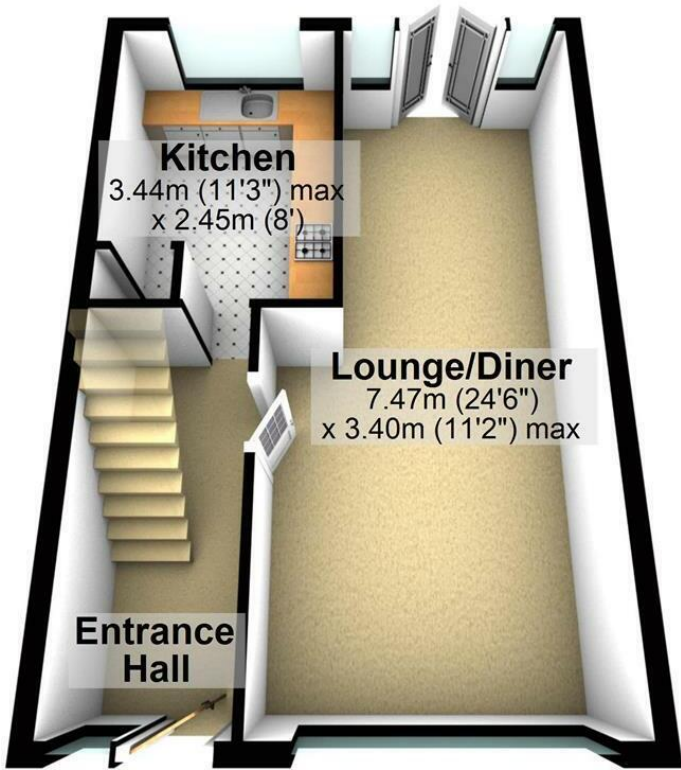
The interior of this beautifully presented property comprises a spacious living/dining room, with French doors leading to the garden, and fitted kitchen on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom. The exterior boasts a landscaped, tiered garden to the rear, perfect for enjoying the summer months.

Located in the popular town of Kippax, Leeds, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from East Garforth Train Station, a variety of local bus routes, and quick access to the M1.

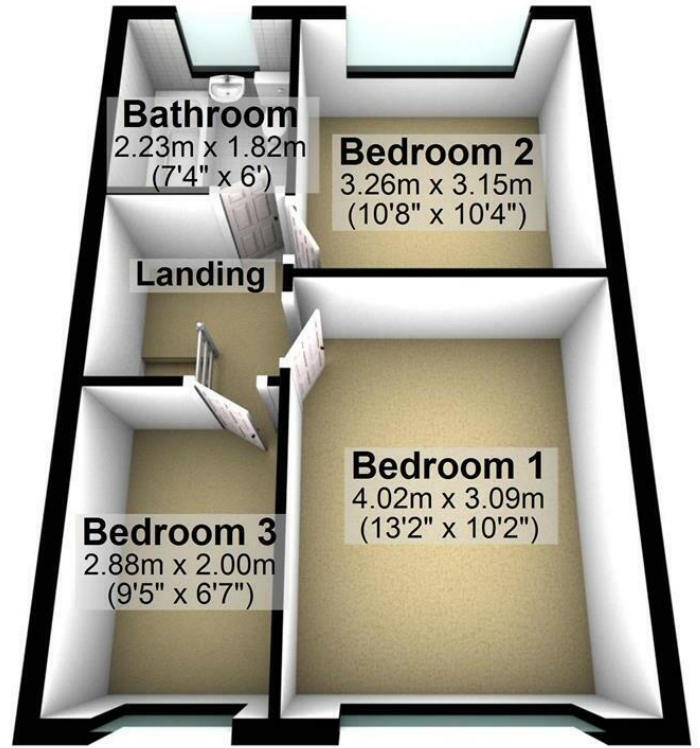
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk