



**Mosedale Drive  
Leeds  
West Yorkshire  
LS14**

**Offers In Excess £610,000**

**bettermove**

# Mosedale Drive

## Leeds

Bettermove are proud to present this 5 bedroom detached house in Leeds.

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

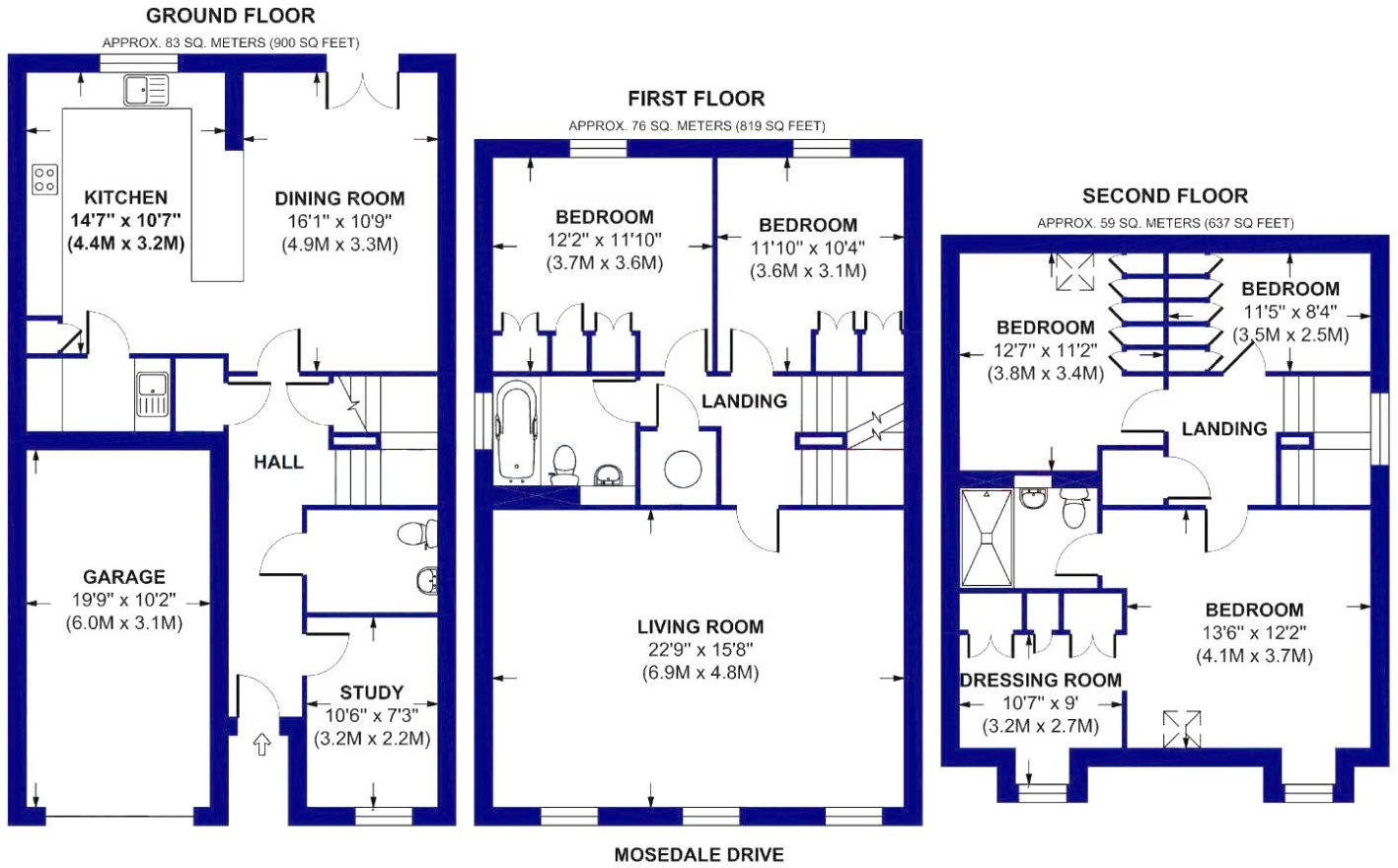
The council tax band is E.

The interior of this beautifully presented property comprises a spacious study, dining room, downstairs WC and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms, the living room and the family bathroom. The second floor comprises the 3 bedrooms including the dressing room and a WC. The exterior boasts a 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 Crossgates train station (3.1 miles), various bus routes and the A1m and M1.

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





APPROX. GROSS INTERNAL FLOOR AREA 2356 SQ FT / 218 SQ M

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

© Manning Stainton

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>85</b>	<b>91</b>
England, Scotland & Wales		
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>84</b>	<b>89</b>
England, Scotland & Wales		
EU Directive 2002/91/EC		



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