



**Bodmin Crescent  
Leeds  
West Yorkshire  
LS10**

**Offers In Excess Of £79,000**

**bettermove**

# Bodmin Crescent Leeds

Bettermove are proud to present this 1 bedroom flat in Leeds, available with no forward chain.

This property benefits from double glazing, and electric underfloor heating throughout.

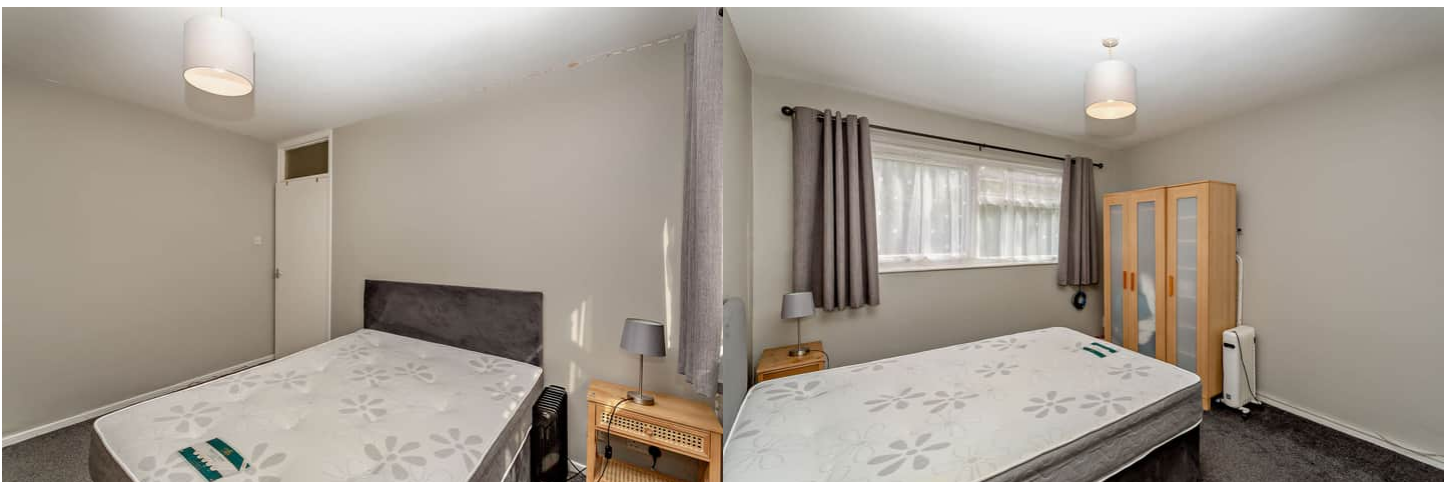
The council tax band is A.

This is a leasehold property with 119 years remaining on the lease; the service charge is £23.00 per month.

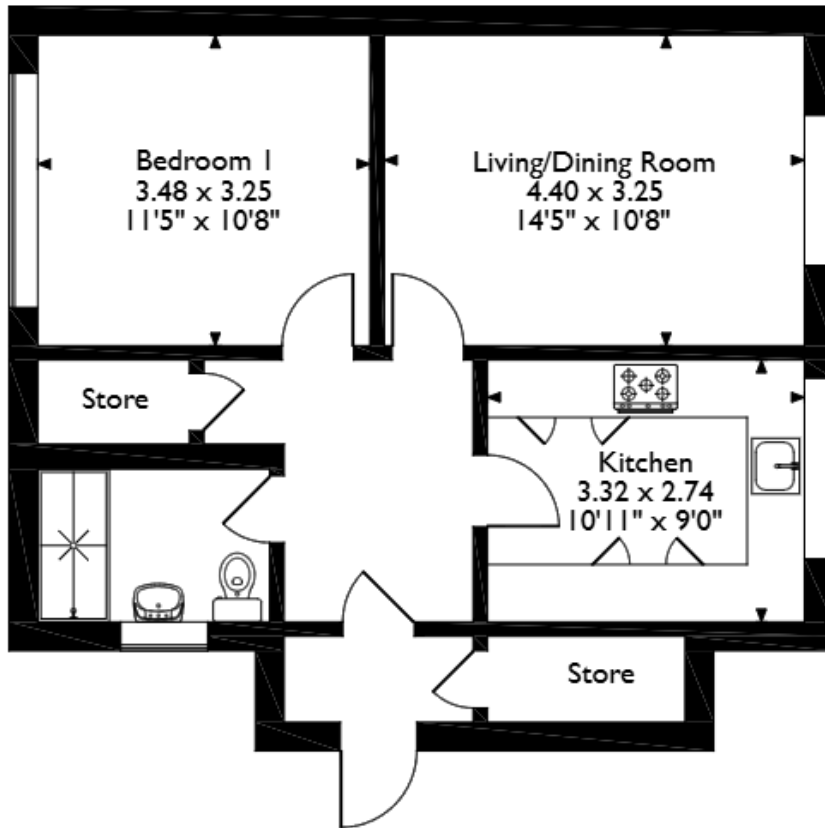
The interior of this beautifully presented property comprises a spacious living/dining room, fitted kitchen, one double bedroom, and a shower room.

Located in the popular city of Leeds, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Morley Train Station, a variety of local bus routes, and quick access to the M1, and M62.

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



Bodmin Crescent, Leeds  
 Approximate Gross Internal Area  
 54 Sq M/581 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
<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>	<b>38</b>	<b>49</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>	<b>46</b>	<b>54</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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