



**Apartment 501 Manor Mills
Ingram Street
Leeds
West Yorkshire
LS11 9BR**

Offers in Excess of £120,000

bettermove

Ingram Street Leeds

Bettermove are proud to present this 1 bedroom Flat in the sought after area of Leeds, available with no forward chain.

The property benefits from double glazing, electric heating throughout and has lift access available to the fifth floor. The council tax band is A.

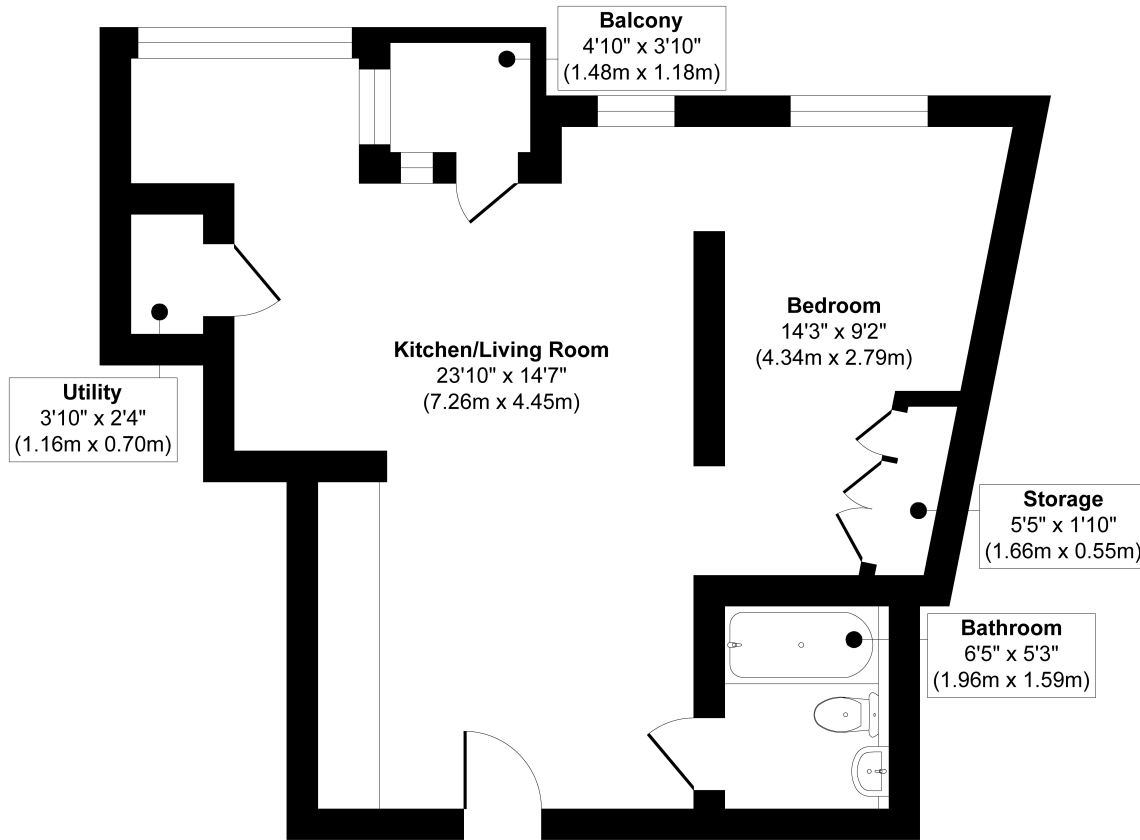
This is a leasehold property with 978 years remaining on the lease; the ground rent is £370 per annum and the service charge is £1,500 per annum.

The interior of this property comprises a spacious open plan living/ dining and kitchen area, the private balcony, bedroom and the bathroom.

Situated in the well-established residential area of Beeston, Leeds, the property benefits from easy access to a variety of local amenities, including supermarkets, schools, restaurants and leisure facilities. Excellent transport links are provided by Leeds Railway Station, nearby bus routes, and the M621 motorway, offering straightforward connections to Leeds city centre and surrounding areas.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.






Floor Plan

Approx. Gross Internal Floor Area 482 sq. ft / 44.78 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	80	85
(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 	



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