



**Harley Gardens
Leeds
West Yorkshire
LS13**

Offers in Excess of £105,000

bettermove

Harley Gardens

Leeds

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

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

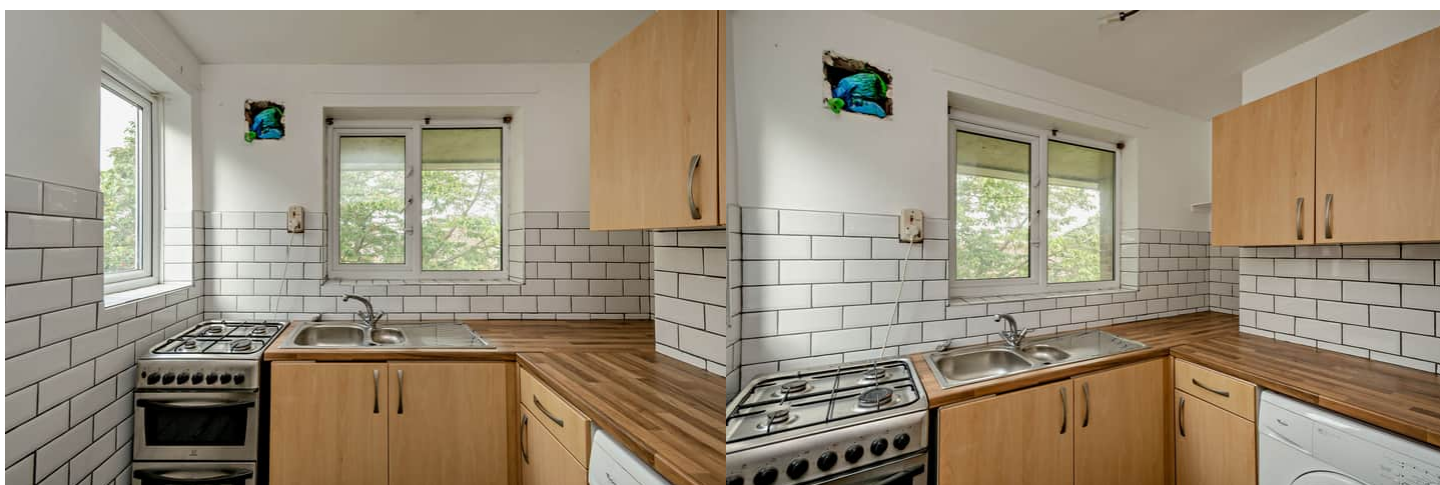
The council tax band is A.

This is a leasehold property with 90 years remaining on the lease; the ground rent, and the service charge, combined, is £70.00 per quarter.

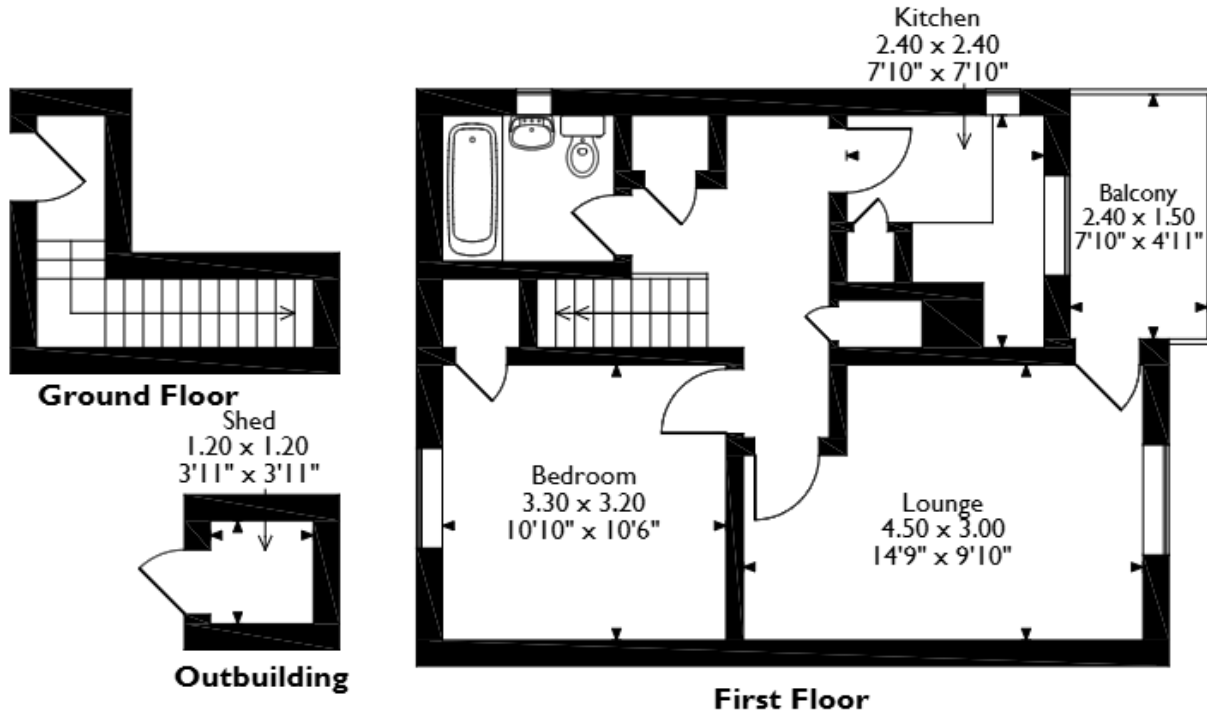
The interior of this first floor property comprises a spacious living room, fitted kitchen, one double bedroom, and a family bathroom. The property further benefits from a storage shed, and a private balcony, perfect for enjoying the summer months.

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 Bramley 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.



Harley Gardens, Leeds
 Approximate Gross Internal Area
 Main House = 50 Sq M/538 Sq Ft
 Outbuilding = 1 Sq M/11 Sq Ft
 Total = 51 Sq M/549 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+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(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		
(69-80) C	76	79
(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	



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