



Raylands Court
Leeds
West Yorkshire
LS10

Offers In Excess Of £175,000

bettermove

Raylands Court

Leeds

Bettermove are proud to present this 3 bedroom semi-detached house in Leeds, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

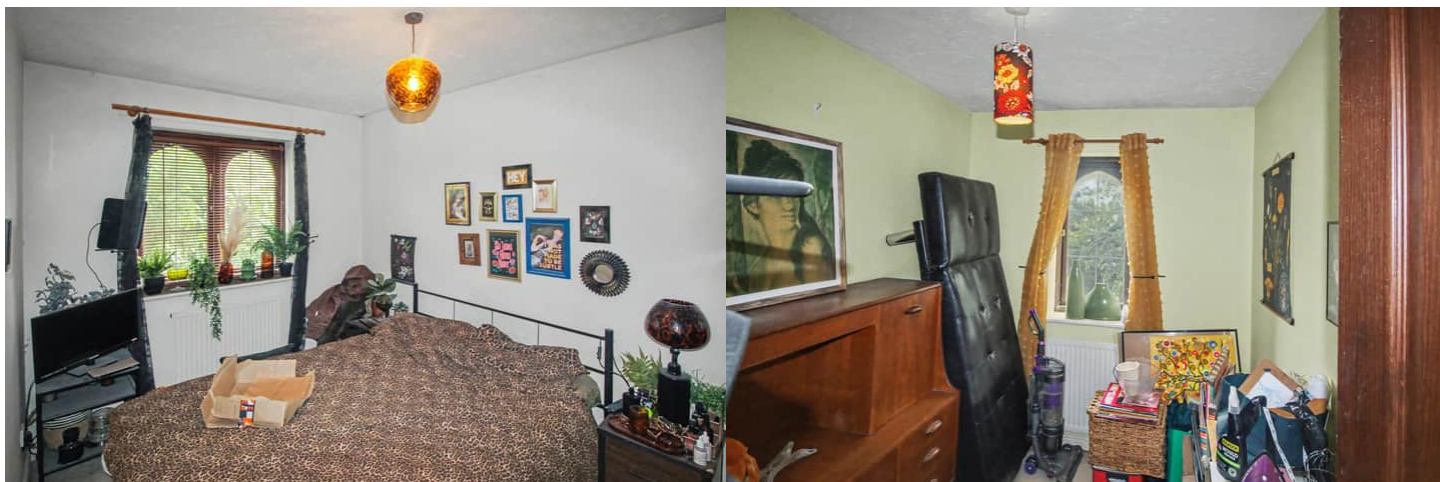
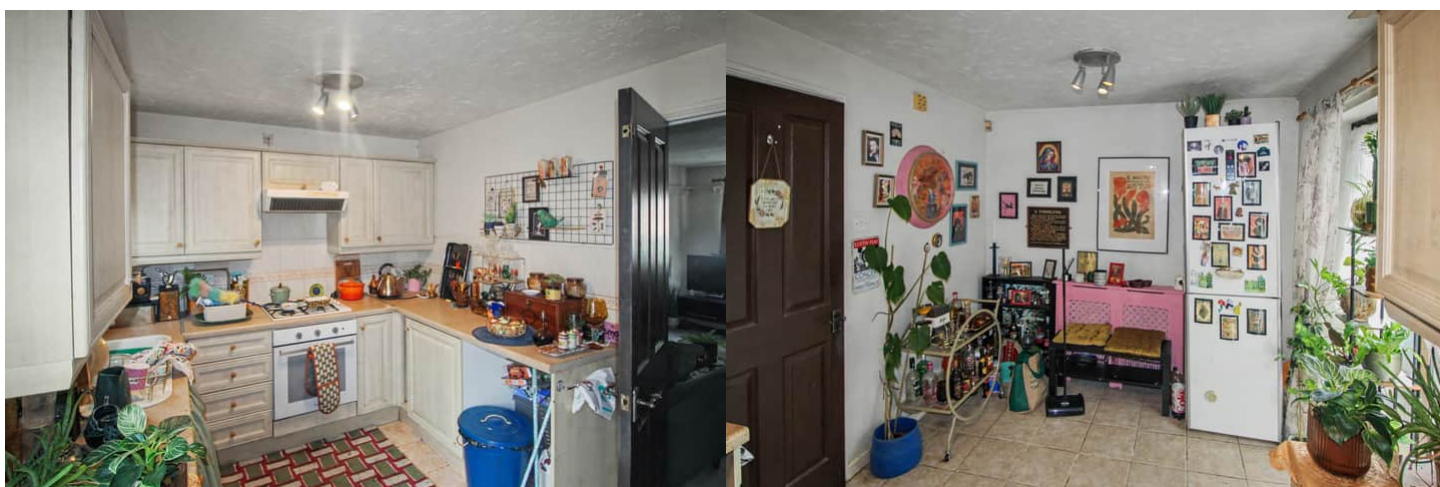
The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is C.

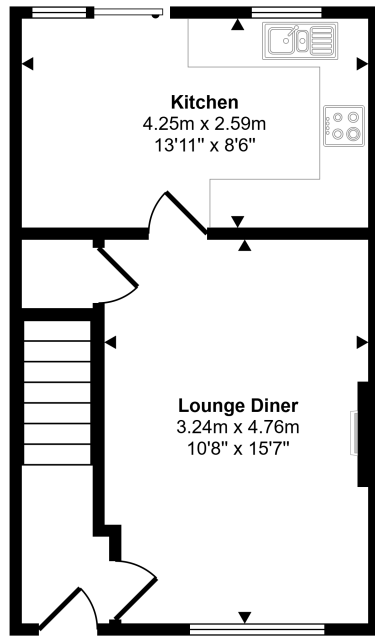
The interior of this property comprises a spacious living/dining room and fitted kitchen on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom. The exterior boasts a private rear garden, laid with both decking and lawn, perfect 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, pubs, and schools. Excellent transport connections can be found from Leeds 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.

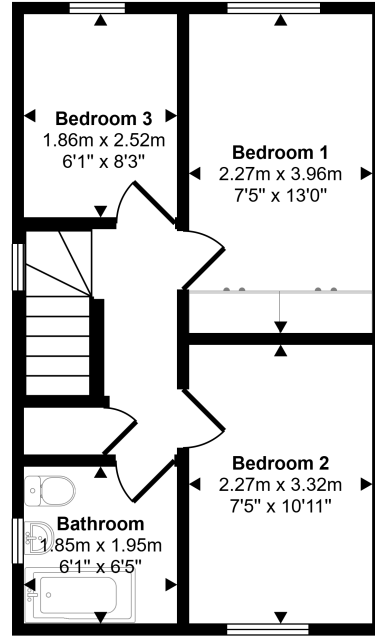


Approx Gross Internal Area
64 sq m / 691 sq ft



Ground Floor

Approx 32 sq m / 345 sq ft



First Floor

Approx 32 sq m / 345 sq ft

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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