



**Eversley Mount
Sherburn in Elmet
Leeds
North Yorkshire
LS25 6AR**

Offers In Excess Of £131,000

bettermove

Eversley Mount

Leeds

Bettermove are proud to present this 2 bedroom terraced house in Leeds available with no forward chain. Please be aware that this property is of non-standard construction.

The property benefits from double glazing, gas central heating throughout and has off street parking available. The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a front yard and a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Sherburn In Elmet, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport connections can be found from B1222, A162 and A1.

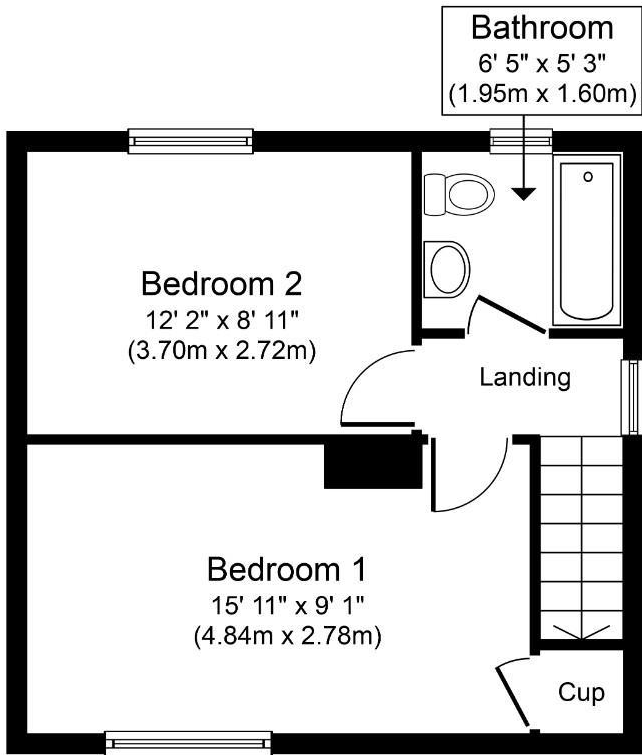
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

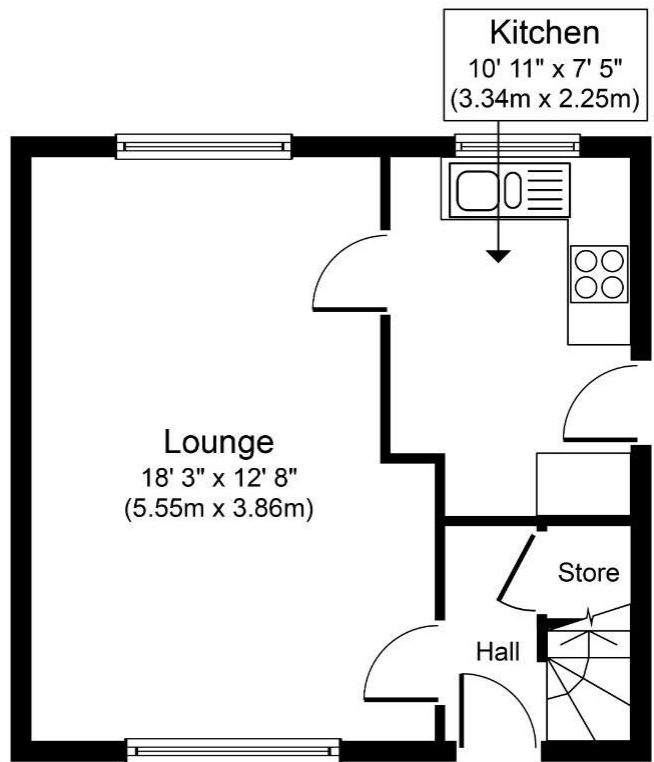
The exclusivity fee is returned to you upon successful completion of the property.





First Floor
Approximate Floor Area
344 sq. ft.
(32.0 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground Floor
Approximate Floor Area
344 sq. ft.
(32.0 sq. m.)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		20
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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