



**Halliday Grove
Leeds
West Yorkshire
LS12 3PD**

Offers In Excess Of £225,000

bettermove

Halliday Grove

Leeds

Bettermove are proud to present this charming 3 bedroom detached house in Armley, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has a driveway to the front providing off street parking. The council tax is C.

There are tenants living in the property - current rental yields can be obtained through Bettermove.

The interior of this well presented property comprises a spacious living room, sitting room and open plan kitchen/dining room on the ground floor. The first floor consists of 3 bedrooms and a family shower room. The exterior boasts an enclosed rear garden with patio and decking areas, perfect for enjoying the summer months.

Situated in the popular area of Armley, the property is close to a wide variety of amenities, including supermarkets, shops, restaurants and pubs. Transport links can be found from A6110, A58, M621, M1 and Leeds central rail station.

This exciting opportunity is not to be missed and 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.

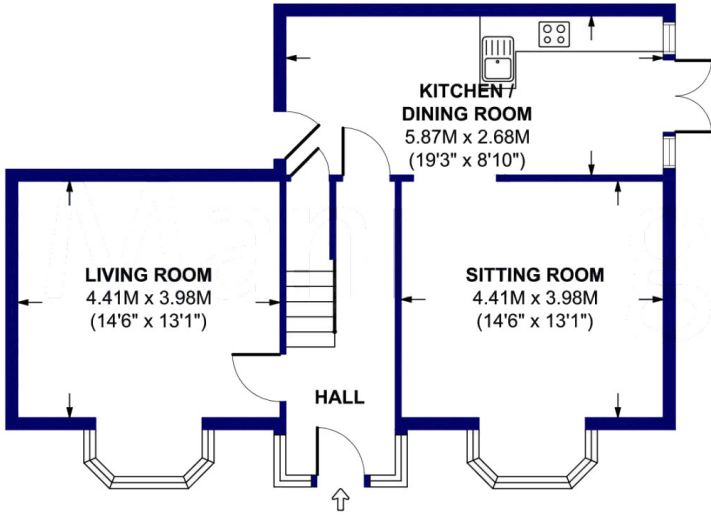
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

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



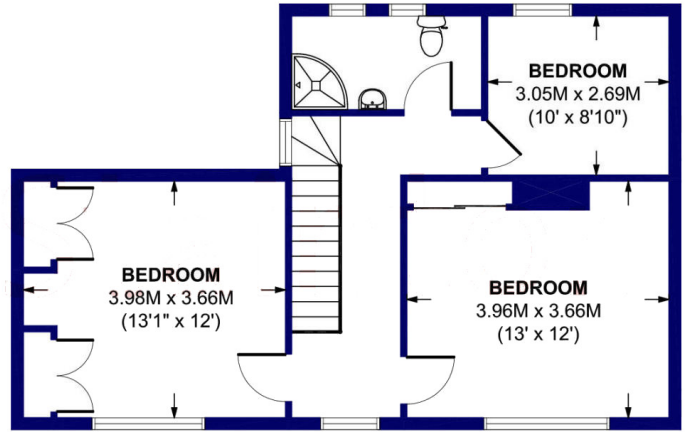
GROUND FLOOR

APPROX. 65 SQ. METERS (700 SQ FEET)



FIRST FLOOR

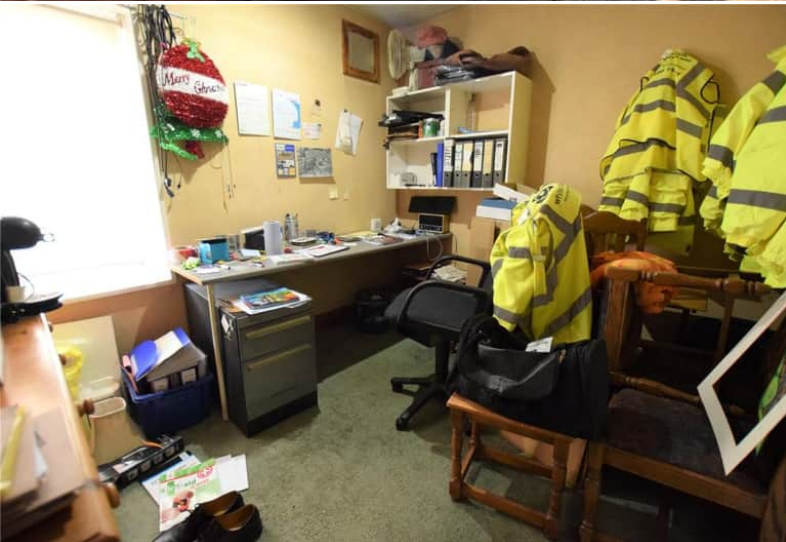
APPROX. 60 SQ. METERS (646 SQ FEET)



APPROX. GROSS INTERNAL FLOOR AREA 1346 SQ FT / 125 SQ M

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(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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