



**Ninelands Lane
Garforth
Leeds
West Yorkshire
LS25 1NT**

Offers in Excess of £449,000

bettermove

Ninlands Lane

Leeds

Bettermove are proud to present this 6 bedroom detached house in the popular area of Garforth.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via the large driveway and double garage. The council tax band is F.

The interior of this beautifully presented property comprises a spacious living room, kitchen and dining room, downstairs bathroom and useful utility space. The first floor consists of 2 bedrooms and the family bathroom and the master bedroom with ensuite. The second floor has a further 3 bedrooms and additional bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months. Located at the bottom of the plot is the detached garage which also benefits from a large office space.

Located in the popular town of Garforth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Garforth and East Garforth Train Station, the M1, the A1 and many local buses.

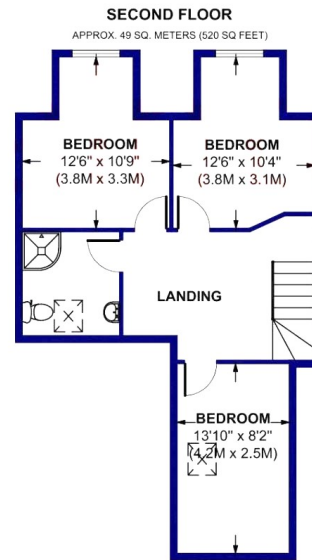
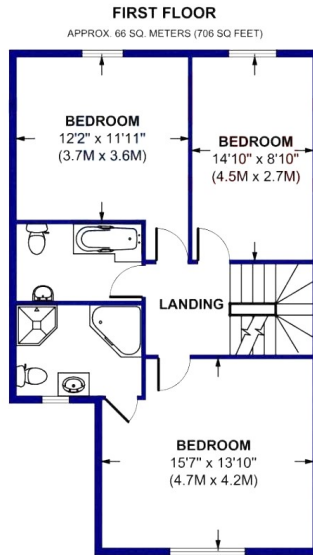
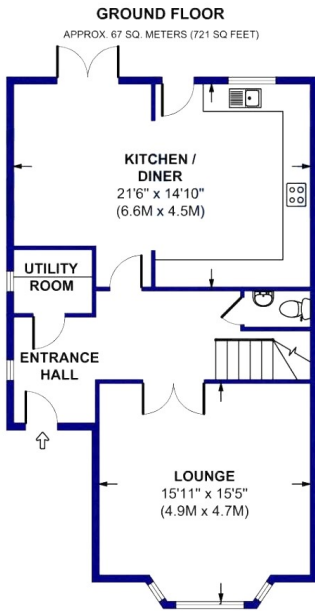
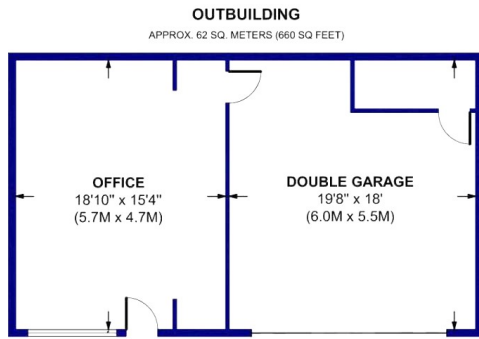
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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.





WILLOWDENE, NINELANDS LANE

APPROX. GROSS INTERNAL FLOOR AREA 2608 SQ FT / 242 SQ M

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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