



**Cross Gates Avenue
Leeds
West Yorkshire
LS15 7QQ**

Offers in Excess of £281,000

bettermove

Cross Gates Avenue

Leeds

Bettermove are proud to present this 4 bedroom semi-detached house in the sought after area of Cross Gates in Leeds available with no forward chain.

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

The interior of this well presented property comprises two spacious reception rooms, downstairs WC, extended dining room, bedroom with sink area and modern fitted kitchen on the ground floor. The first floor consists of 3 further bedrooms and the family bathroom. The exterior boasts a private rear garden and front garden, perfect for enjoying the summer months.

Located in the popular residential area of Cross Gates, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Cross Gates Train Station with direct links to Leeds City Centre, the M1 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.

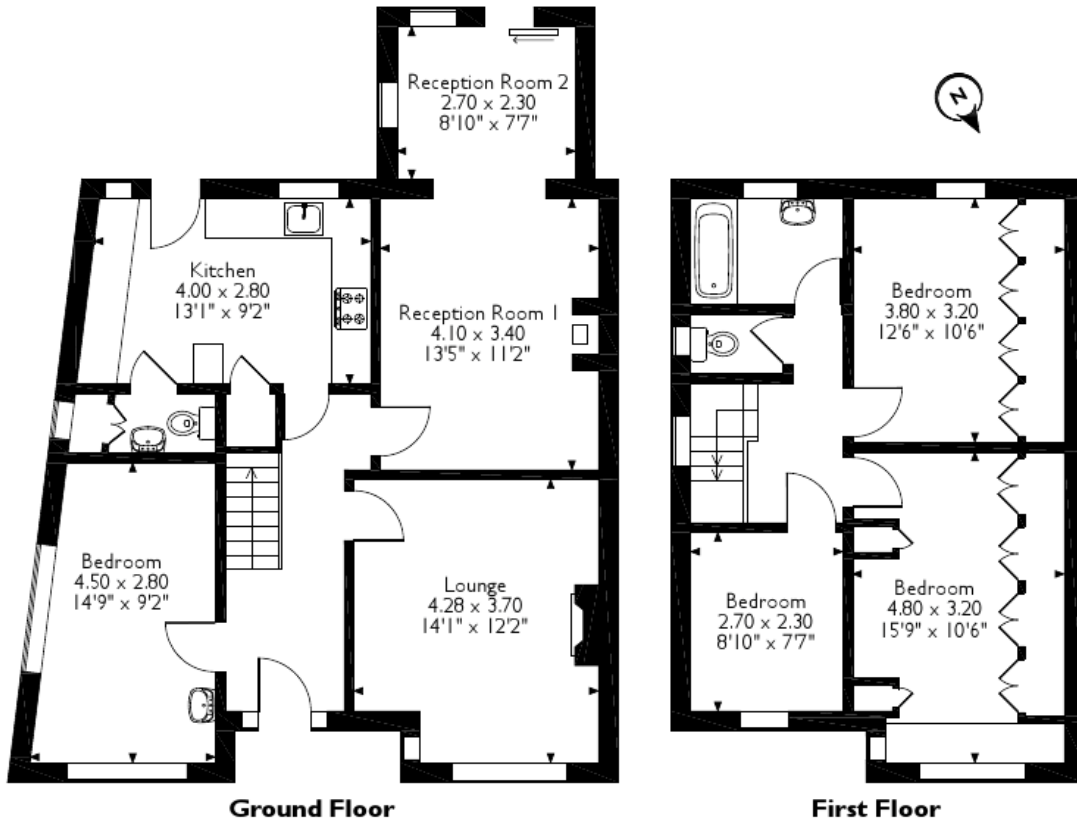
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

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



Cross Gates Avenue, Leeds

Approximate Gross Internal Area 119 Sq M/1281 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>		
(92-100) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(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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