



**Neville Road
Leeds
West Yorkshire
LS15**

Offers In Excess Of £185,000

bettermove

Neville Road Leeds

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

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

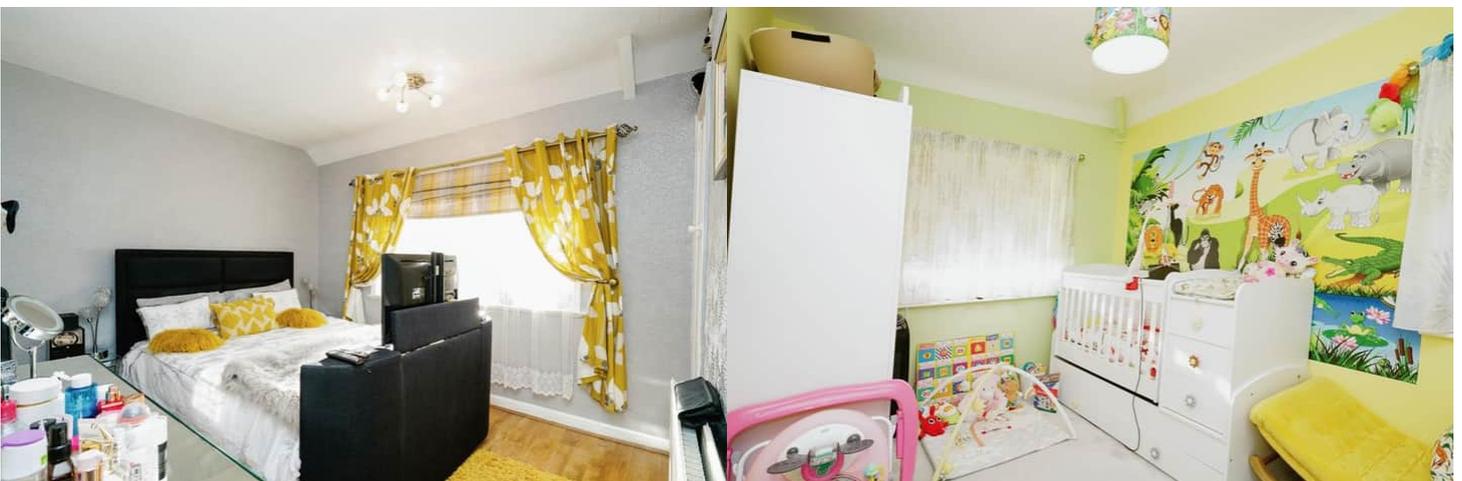
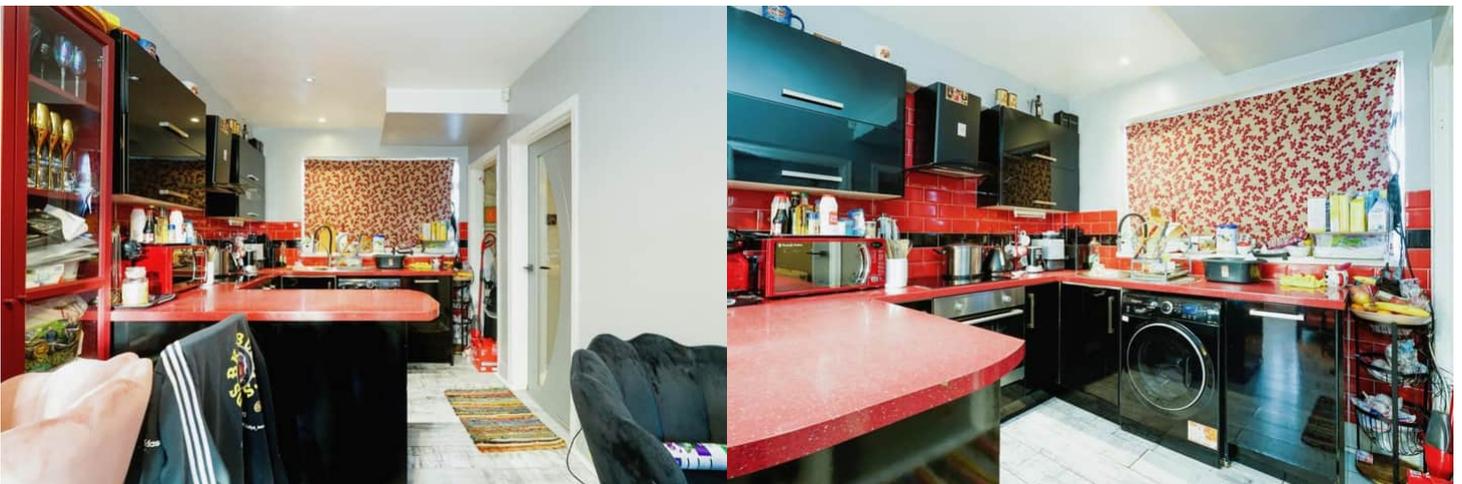
The property benefits from double glazing, and gas central heating throughout, with off road parking available.

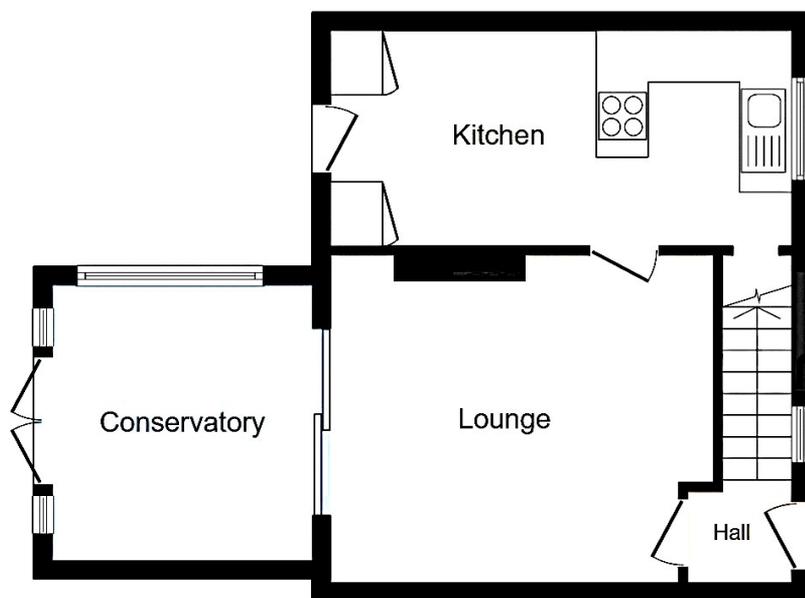
The council tax band is A.

The interior of this well presented property comprises a spacious living room, fitted kitchen/diner, and a conservatory on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the shower room. Outside, the property boasts a private garden, with both lawn and patio areas, perfect for enjoying the summer months.

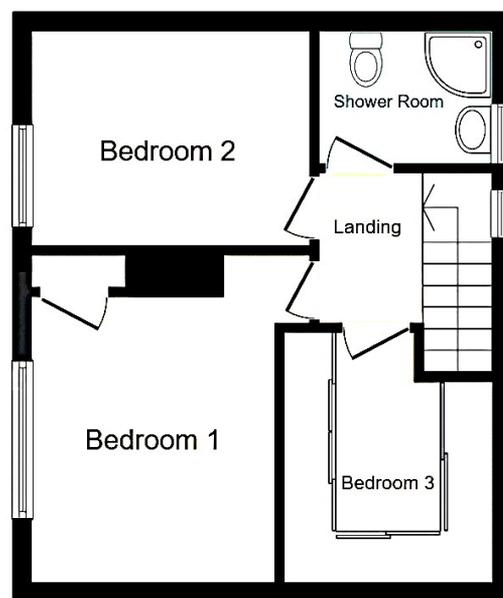
Located in the popular city of Leeds, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Cross Gates, and Leeds train stations, a variety of local bus routes, and quick access to the M1, and M62.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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