



**Wykebeck Valley Road  
Leeds  
West Yorkshire  
LS9 6NR**

**Offers in Excess of £132,000**

**bettermove**

# Wykebeck Valley Road Leeds

Bettermove are pleased to present this charming two bedroom semi-detached house in Killingbeck, available with no forward chain - welcoming cash buyers only.

The property benefits from double glazing, gas central heating throughout and has a garage and driveway providing off road parking. The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen and conservatory on the ground floor. The first floor consists of two bedrooms and the family bathroom. The exterior boasts an enclosed rear garden with decking, perfect for enjoying the summer months.

Situated in the popular area of Killingbeck, the property is close to a wide range of amenities including supermarkets, shops, restaurants and pubs. Transport connections can be found from the A64, M1, Cross Gates and Leeds central rail stations.

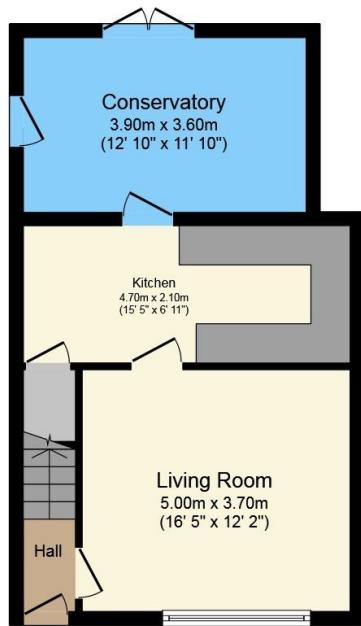
This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

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.

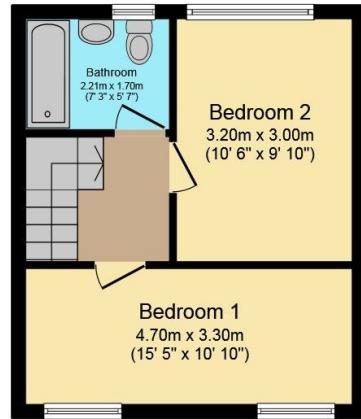




## Ground Floor

Floor area 41.9 sq.m. (452 sq.ft.) approx

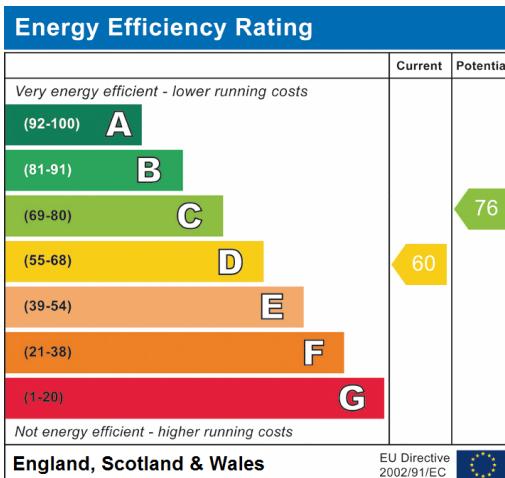
Total floor area 71.4 sq.m. (769 sq.ft.) approx



## First Floor

Floor area 29.5 sq.m. (318 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.





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