



**The Parade  
Bramhope  
Leeds  
West Yorkshire  
LS16 9AF**

**Offers in Excess of £170,000**

**bettermove**

# The Parade Leeds

Bettermove are proud to present this 1 bedroom flat in Bramhope available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via an allocated parking space and visitor spaces available. The council tax band is B.

This comes with a Share of Freehold with 999 years remaining on the lease; there is no ground rent and the service charge is approximately £63 per month.

The interior of this well presented property comprises an entrance hall via private entrance, spacious reception/ dining room, modern bathroom, fitted kitchen and one double bedroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

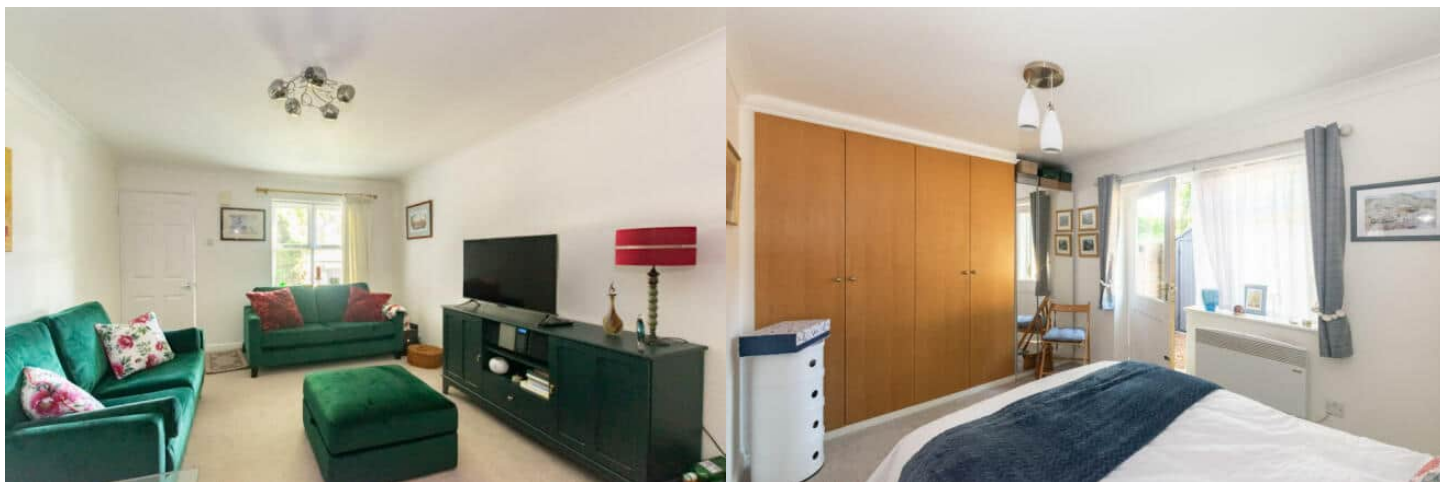
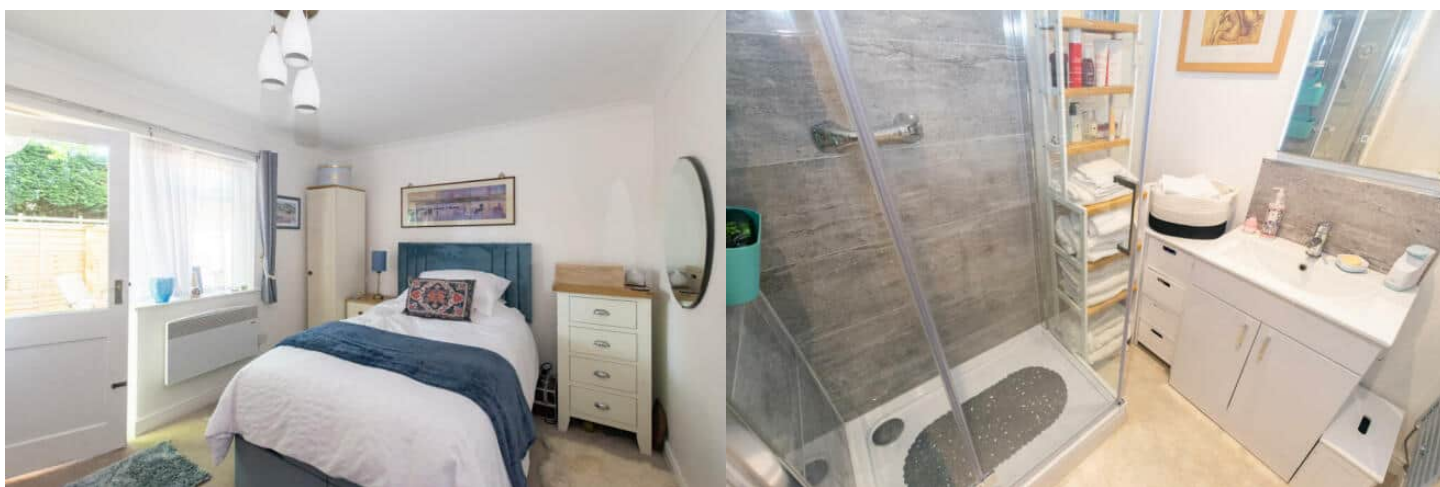
Located in the popular village of Bramhope, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A660 and many local bus routes.

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.

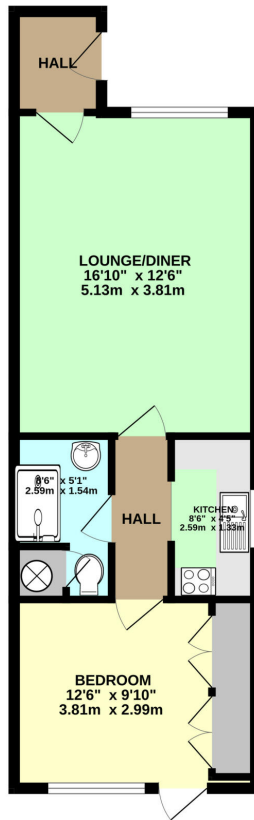
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

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





GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



THE PARADE, BRAMHOPE, LEEDS, LS16 9AF

TOTAL FLOOR AREA - 463 sq.ft. (43.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>47</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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