



**Templestowe Gardens
Leeds
West Yorkshire
LS15 7DQ**

Offers in Excess of £220,000

bettermove

Templestowe Gardens

Leeds

Bettermove are pleased to present this charming three bedroom semi-detached house in Halton, available with no forward chain.

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

The interior of this well presented property comprises a bay fronted living room, open plan dining kitchen and WC on the ground floor. The first floor consists of three bedrooms and the family bathroom. The exterior boasts lawned gardens to the front and rear, perfect for enjoying the summer months.

Situated in the popular Halton area, the property is close to a number of local amenities, including supermarkets, shops, restaurants and pubs. Transport links can be found from the A64, A6120, M1 and Cross Gates train station.

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.

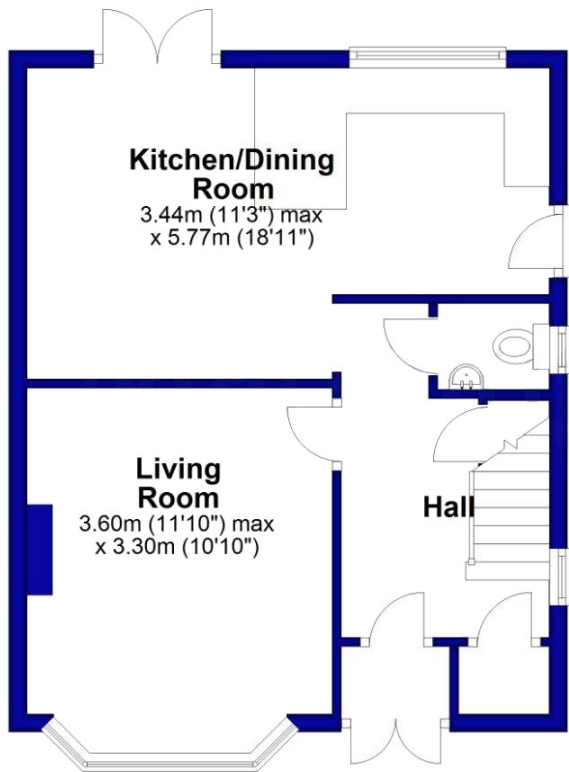
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

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



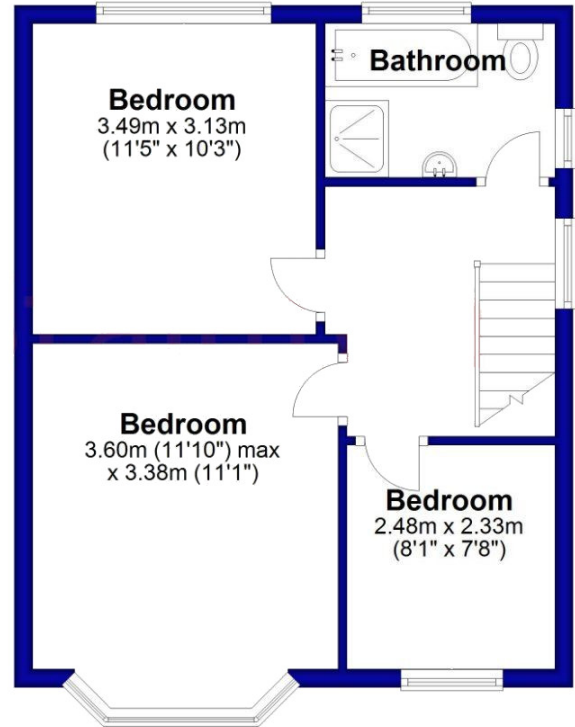
Ground Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.7 sq. feet)



Total area: approx. 82.9 sq. metres (892.7 sq. feet)

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY-NOT TO SCALE
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		64	
(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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