



**Austhorpe Drive
Leeds
West Yorkshire
LS15 8QQ**

Offers in Excess of £239,000

bettermove

Austhorpe Drive Leeds

Bettermove are delighted to welcome to the market this charming 2 bedroom detached bungalow in Austhorpe, available with no forward chain.

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

The interior of this well presented property comprises a spacious lounge/dining room, fitted kitchen, 2 bedrooms, family bathroom and additional WC. The exterior boasts an enclosed rear garden with lawn and patio seating areas, perfect for enjoying the summer months.

Situated in the popular Austhorpe area, the property is close to a wide range of amenities, including shops, supermarkets, restaurants and bars available at the newly opened The Springs shopping park. Transport connections can be found from the M1, A6120, A63 and Cross Gates rail station.

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

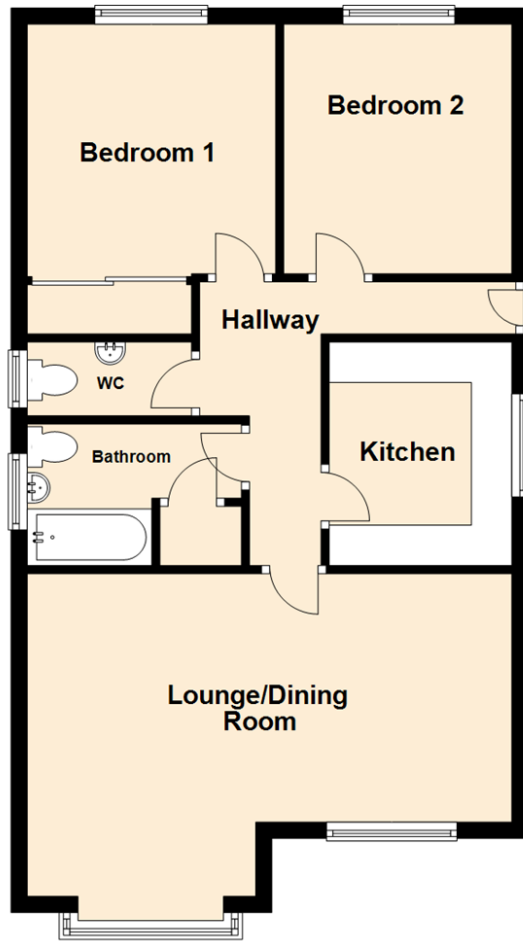
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(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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