



**Aire Grove  
Yeadon  
Leeds  
West Yorkshire  
LS19 7TY**

**Offers in Region of £215,000**

**bettermove**

# Aire Grove

## Leeds

A SPACIOUS and MODERN home in Yeadon, ideal for FIRST TIME BUYERS and INVESTORS. Call for details!

Bettermove are proud to present this well presented 2 bedroom Terraced House in the sought after area of Yeadon.

The property benefits from double glazing, gas central heating throughout and has ample on street parking available and a garage en-bloc. The council tax band is B.

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

Located in the popular town of Yeadon, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Guiseley and Horsforth Train stations, the A658 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

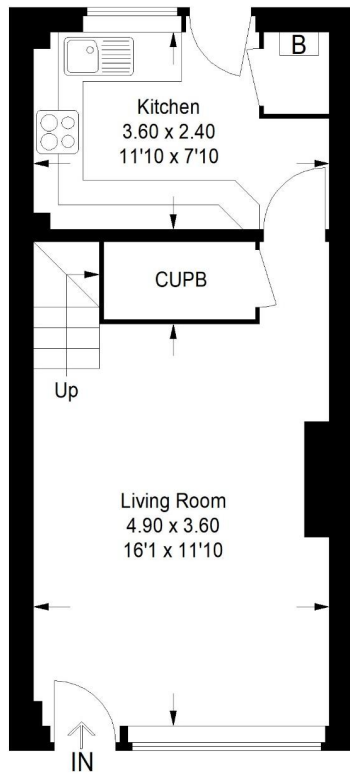
Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys,

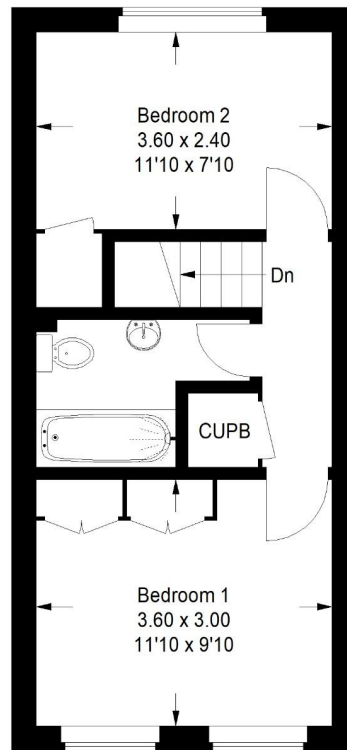


# Aire Grove, Yeadon, LS19 6BX

Approximate Gross Internal Area = 61.2 sq m / 659 sq ft



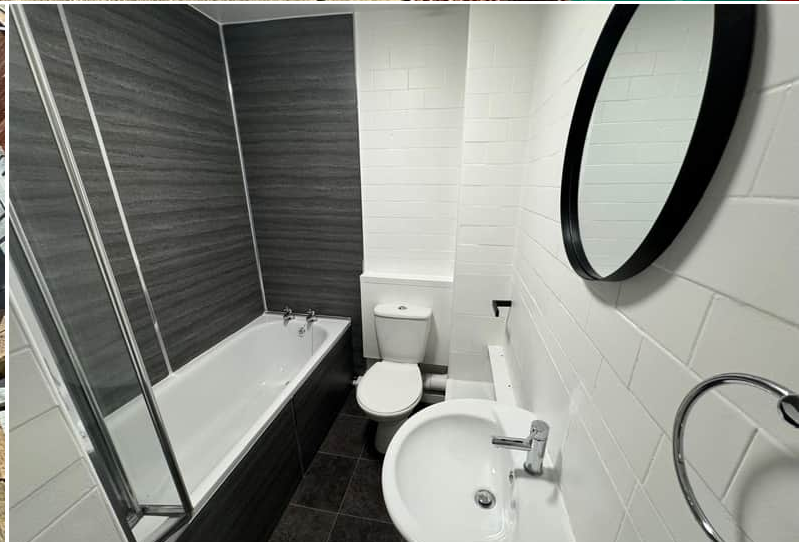
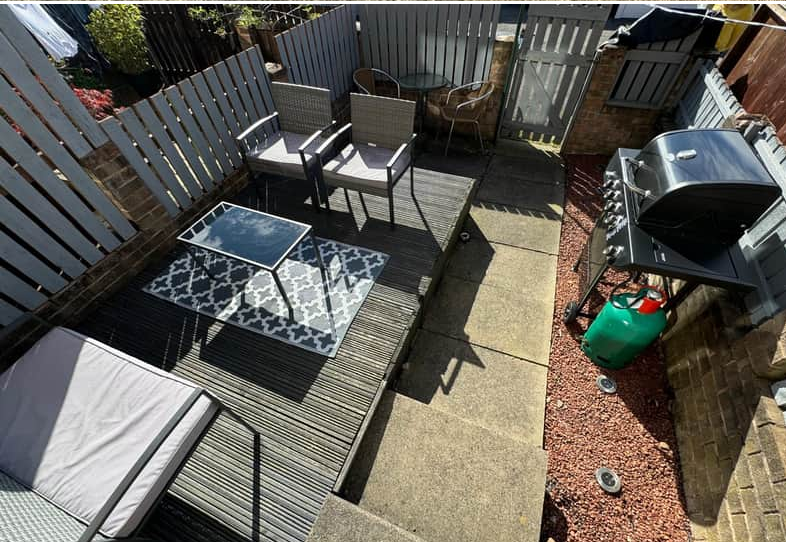
**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID780948)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</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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