



Montgomery Avenue
Leeds
West Yorkshire
LS16 5RW

Offers in Excess of £416,000

bettermove

Montgomery Avenue Leeds

Bettermove are proud to present this 4 bedroom end of terrace house in a popular residential area of Leeds available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage. The council tax band is F. There is an annual estate charge of £120 per annum.

The interior of this beautifully presented and flexible accommodation planned over three floors comprises a spacious and open family dining area and the fitted kitchen. There is also a separate dining room, utility room, downstairs WC and ample storage throughout on the ground floor of the property. The first floor consists of two double bedrooms with their own ensuite facilities and the sitting room with a Juliette balcony. The second floor has two double bedrooms and two ensuite bathrooms. This property provides flexible living and can be used as 6 bedrooms. The exterior of the property boasts a private south facing rear garden, perfect for enjoying the summer months.

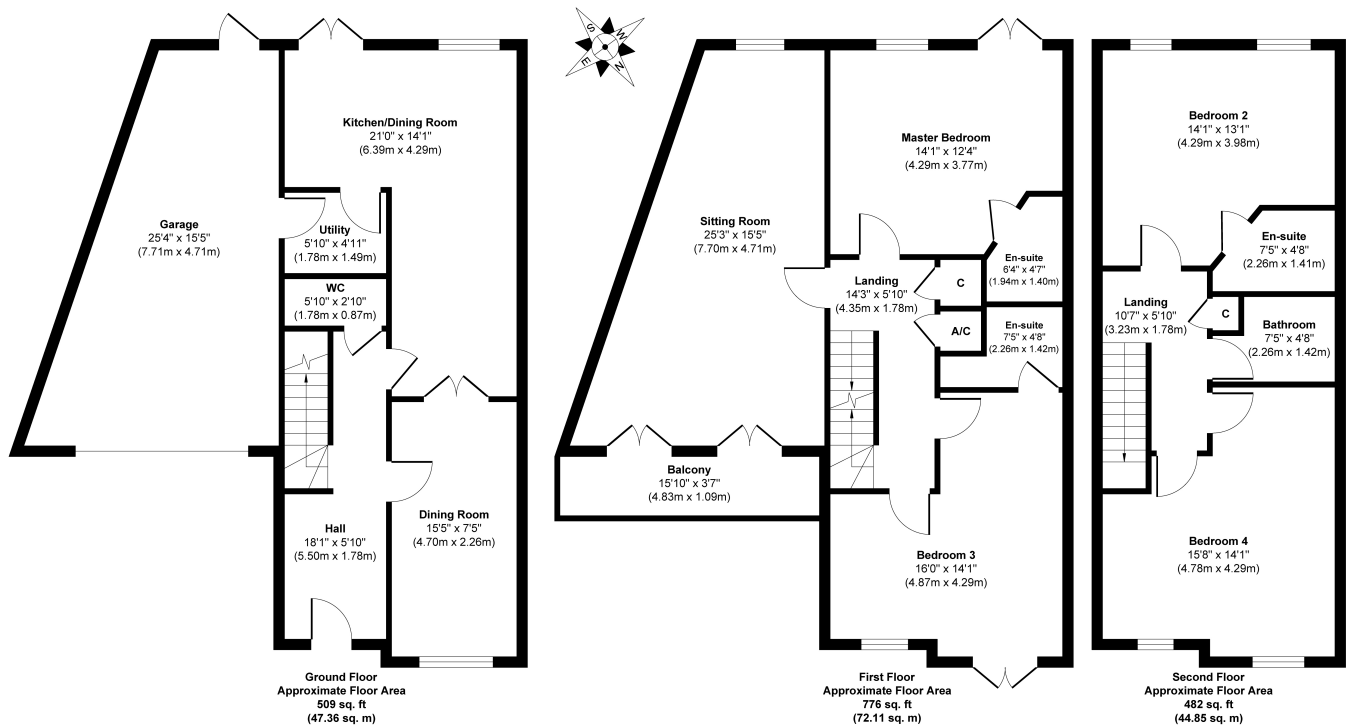
Located in the popular residential area of Leeds, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs in Headingley. Excellent transport connections can be found from Headingley Train Station, many local bus routes providing easy access into Leeds city centre and the outer ring road providing links to Harrogate, York and Bradford.

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.

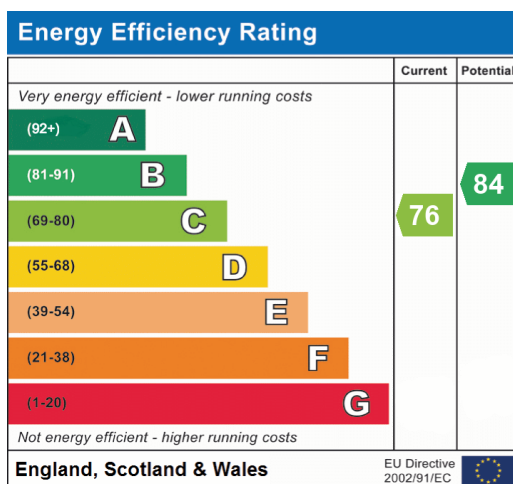
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.





Approx. Gross Internal Floor Area 1767 sq. ft / 164.32 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.





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