



**Coupland Road
Leeds
West Yorkshire
LS11 6AL**

Offers in Excess of £132,000

bettermove

Coupland Road Leeds

Bettermove are proud to present this 3 bedroom terraced house in Leeds. Available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has on street parking available via the street outside with no permit required.

The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen and dining area and separate w/c on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

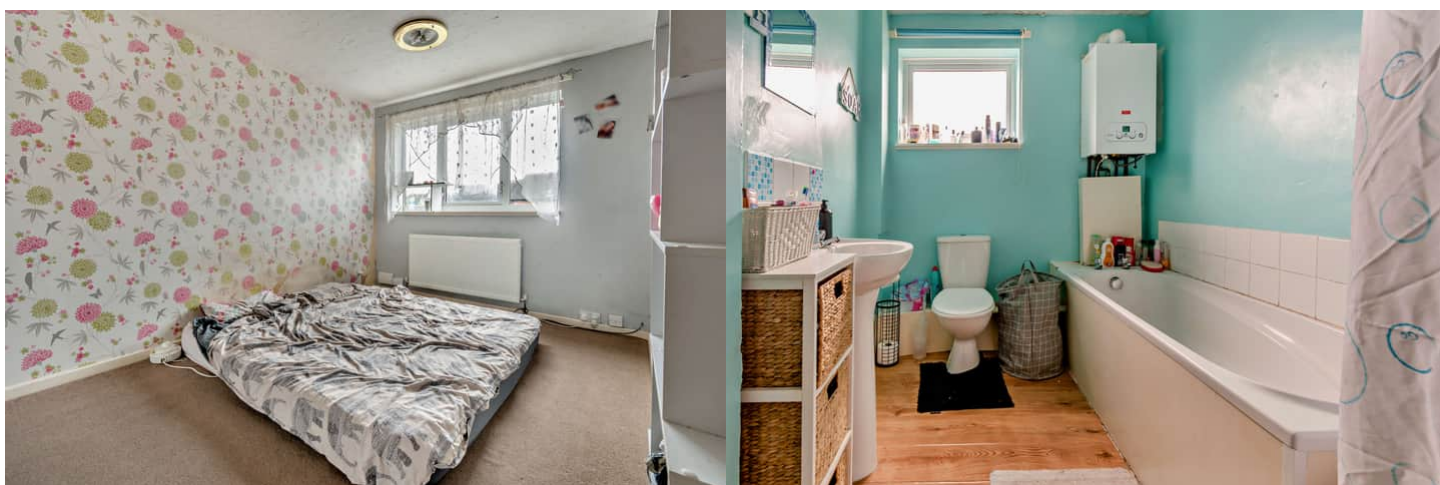
Located in the popular city of Leeds, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from the M621, Leeds train station and many local bus routes.

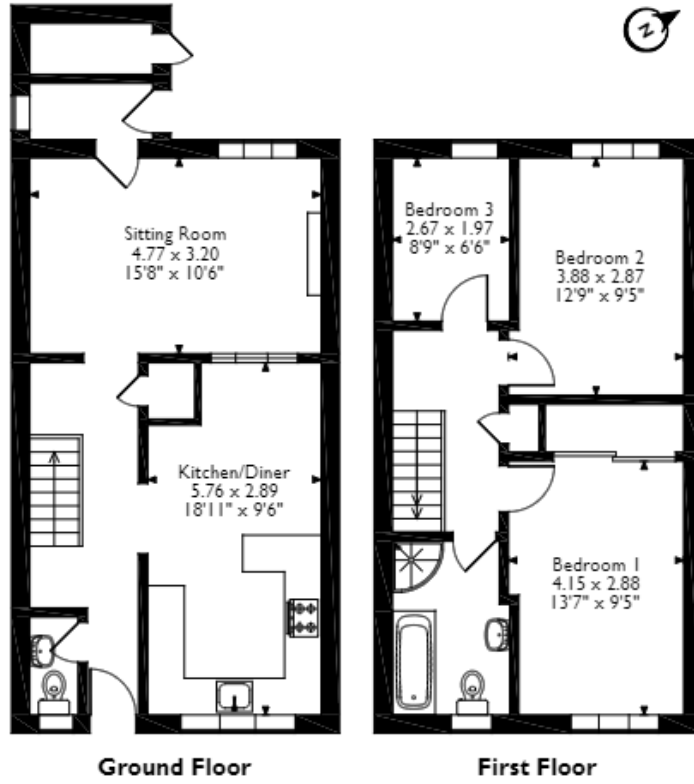
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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.



Coupland Road, Leeds
 Approximate Gross Internal Area
 Main House = 89 Sq M/958 Sq Ft
 Store = 2 Sq M/22 Sq Ft
 Total = 91 Sq M/980 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(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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