



**George Street  
Great Preston  
Leeds  
West Yorkshire  
LS26 8FT**

**Offers in Excess of £208,000**

**bettermove**

# George Street Leeds

Bettermove are proud to present this modern 3 bedroom semi-detached house in Great Preston, Leeds available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the two parking spaces in front of the property. The council tax band is B. There is a management charge on the estate which is reviewed annually and is approximately £100.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen with dining area and downstairs WC on the ground floor. The first floor consists of 3 bedrooms including the master bedroom with shower room and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the small village of Great Preston, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M62, the A1(M) and many local buses.

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.

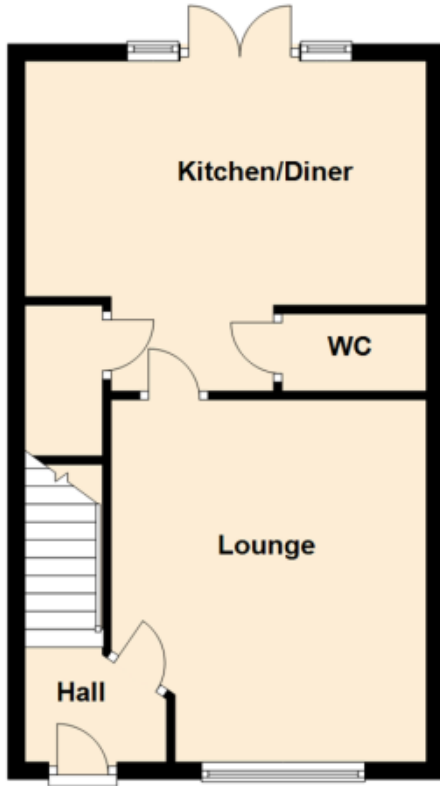
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

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



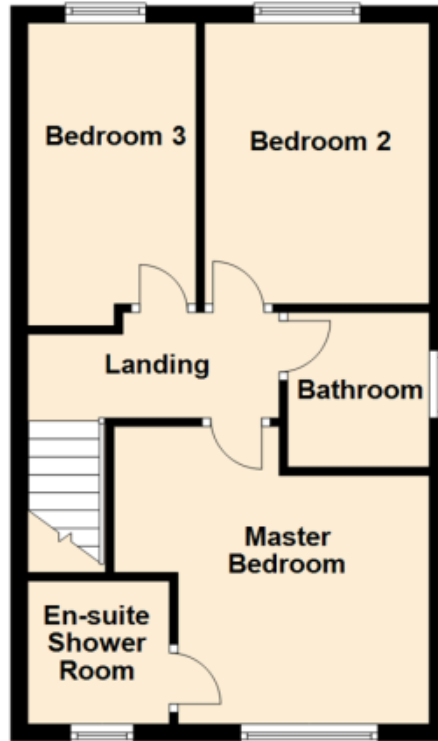
### Ground Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



### First Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



Total area: approx. 77.6 sq. metres (835.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	
(55-68) <b>D</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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