





Forge Row
Leeds
LS12 5DN

Offers in Excess of £
589,000.00

bettermove

Forge Row - Leeds

Bettermove are proud to present this 5 bedroom detached house in Leeds.

The property benefits from double glazing, gas central heating throughout, and off street parking available via the driveway, and single garage, with CCTV and outdoor lighting.

The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room, a versatile entrance hall currently used as an additional lounge area, modern fitted kitchen/dining room with a central island, utility area, two bedrooms and a WC on the ground floor. The first floor consists of three further bedrooms, including a principal bedroom with en-suite bathroom, a second bedroom with en-suite shower room, and a family bathroom. The exterior boasts a generous enclosed rear garden with a lawn, paved patio and decking, 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, pubs, and schools. Excellent transport connections can be found from Cottingley, and Leeds train stations, a variety of local bus routes, and quick access to the M62.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
5	4	2	Freehold

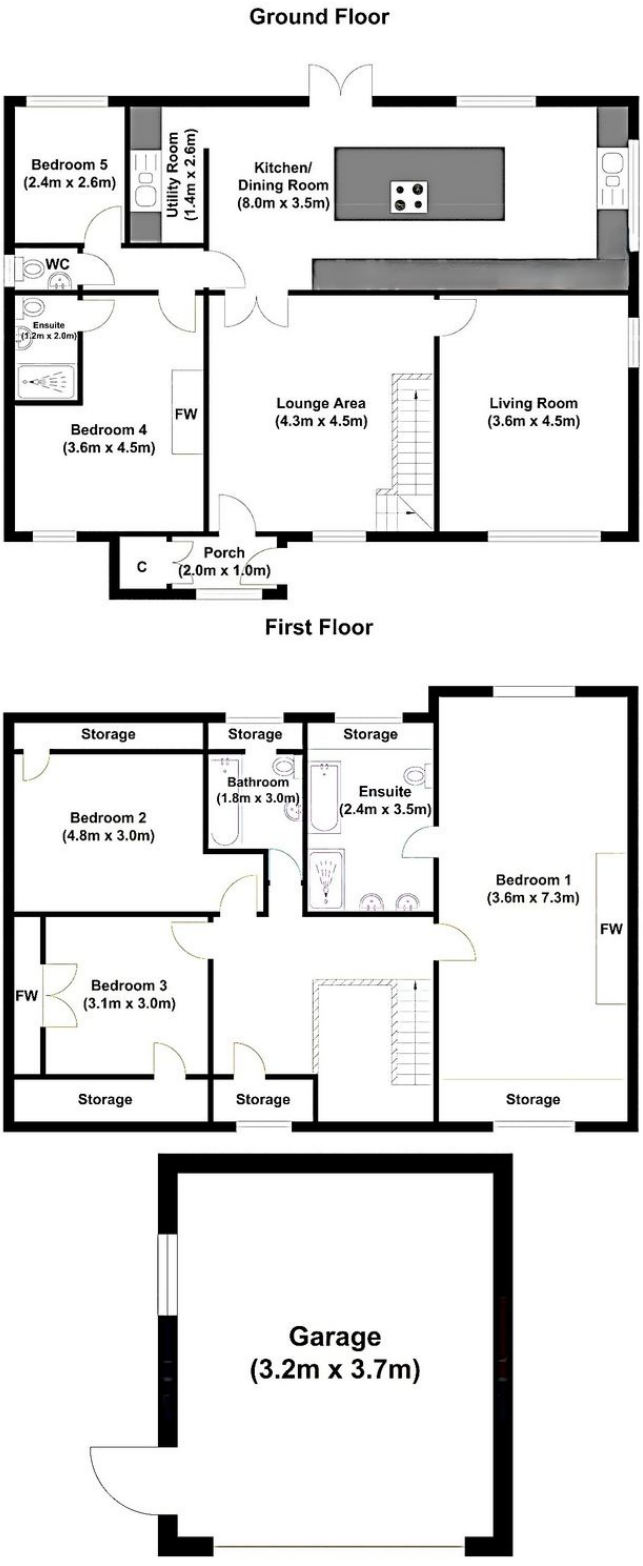








Floor Plan


Ground Floor
Bedroom 5
(2.4m x 2.6m)
Utility Room
(1.4m x 2.6m)
Kitchen/
Dining Room
(8.0m x 3.5m)
WC
Ensuite
(1.2m x 2.0m)
Bedroom 4
(3.6m x 4.5m)
FW
Lounge Area
(4.3m x 4.5m)
Living Room
(3.6m x 4.5m)
C
Porch
(2.0m x 1.0m)
First Floor
Storage
Storage
Storage
Bathroom
(1.8m x 3.0m)
Ensuite
(2.4m x 3.5m)
Bedroom 2
(4.8m x 3.0m)
Bedroom 1
(3.6m x 7.3m)
FW
FW
Bedroom 3
(3.1m x 3.0m)
Storage
Storage
Storage
Garage
(3.2m x 3.7m)

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C	71	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		78
(55 to 68) D	68	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		







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