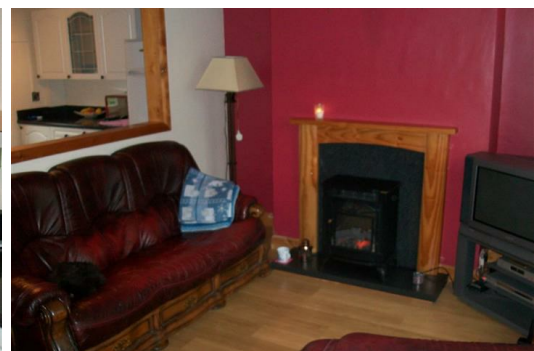




74, Southroyd Park, Pudsey, West Yorkshire, LS28 8AX

BetterMove are pleased to present this two bedroom mid terrace property featuring off road parking and a rear decked area and long garden. This property benefits from gas central heating and double glazing throughout and comprises; entrance hall, living room, open plan with kitchen, two bedrooms and a bathroom.



Entrance Hall

Lounge 13'1" x 10'2" (4 x 3.12)

Kitchen 17'1" x 7'3" (5.21 x 2.21)

First Floor Landing

Bedroom One 13'11" x 7'4" (4.26 x 2.26)

Bedroom Two 8'5" x 7'4" (2.59 x 2.24)

Bathroom 8'0" x 7'2" (2.46 x 2.2)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

