



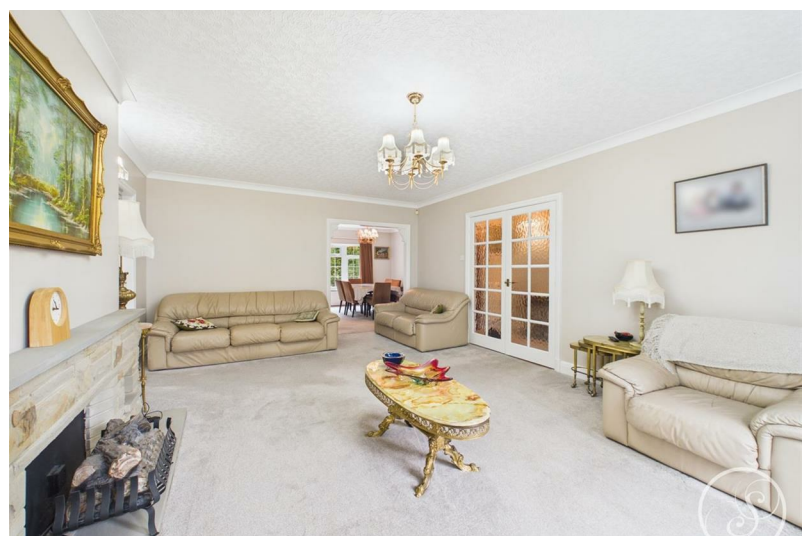
Stoneacre
Properties



Sandmoor Green

Leeds, LS17 7SB

Offers In The Region Of £375,000



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Entrance

The property is entered via key / intercom entry system and the flat is situated to the first floor. Entering the property you are welcomed into the entrance hallway.

Hallway

Hallways offers access to living room, the additional WC and includes a useful storage cupboard.

WC / Utility

WC/utility comprising toilet, sink and plumbing for washing machine.

Living room

Spacious and bright living room, laid to carpet, leading through to the dining room and offering access to the kitchen.

Dining Room

Spacious dining room accessed via the living room, perfect for hosting. The dining room offers great views across Sandmoor Golf Course.

Kitchen

Good sized kitchen made up of wall and base units, comprising electric hob, integrated oven and breakfast bar seating.

Bedroom 1

Large primary bedroom, laid to carpet, offering ample fitted storage and en-suite.

En-suite

Comprising shower, toilet and sink.

Bedroom 2

Good sized double bedroom, laid to carpet, complete with fitted wardrobe storage.

Bedroom 3

Third good size bedroom would accommodate a double bed.

Bathroom

Fully tiled 4-piece bathroom, comprising toilet, sink, separate shower and corner bath.

Garage

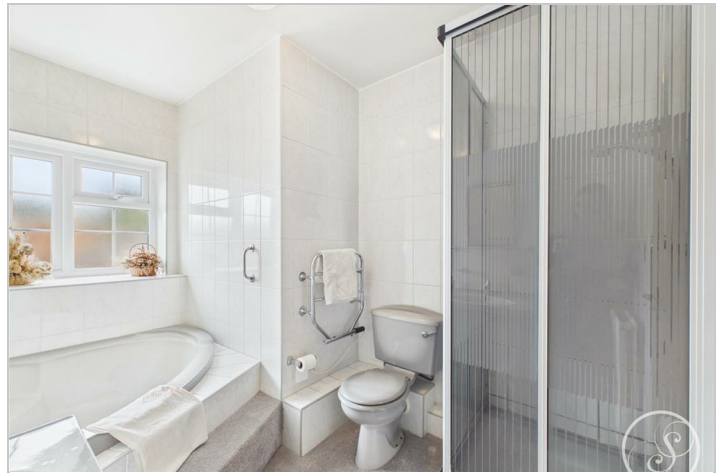
The property benefits from a detached garage, ideal for storage.

External

Well maintained communal grounds and great views across Sandmoor Golf Course.

Lease

We are advised by the vendor that the property is leasehold with approximately 753 years remaining. The current service charge is approximately £3000 per annum and a surcharge of £1,000 per annum for the building fund. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



Hybrid Map



Terrain Map



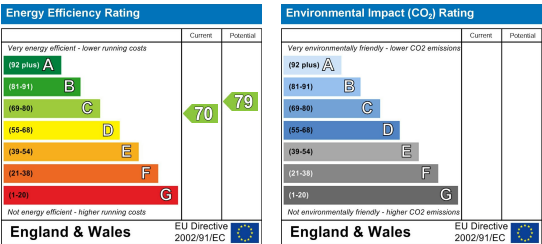
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.