

# Garage, 36 Sandringham Drive, Alwoodley, Leeds, LS17 8DA











# Sandringham Drive

## Guide Price £20,000

Nestled in the very popular and well-connected area of Alwoodley on Sandringham Drive, Leeds, this versatile garage offers an opportunity for someone looking to purchase additional storage or for a potential cost-effective investment opportunity.

Perfectly located within a highly sought-after neighborhood, this garage presents an ideal solution.

### Key Features:

**Prime Location:** Positioned in the popular LS17 postcode, Sandringham Drive is a peaceful residential area that is well connected to major transport links. Whether you're commuting to Leeds city center or exploring the nearby countryside, this location offers easy access to everything you need.

**Spacious & Secure:** This garage boasts generous dimensions, providing ample room for a vehicle, as well as some additional space for storage. With a metal up-and-over door, the garage ensures peace of mind for the safety of your belongings or vehicle.

**Versatile Usage:** Whether you're seeking a safe and dry space to park your vehicle or you need a secure area to store tools, bikes, or even seasonal items, this garage is the perfect solution. For those with an entrepreneurial spirit, there may also be potential to transform the space into a small storage unit for rental purposes.

**Easy Access:** Situated within this residential area, the garage benefits from straightforward access to and from Sandringham Drive, via a right of way, making it easy to park inside, maneuver, and retrieve your vehicle or equipment. The surrounding roads are well-lit, offering added convenience and safety.

**Local Amenities:** The LS17 area provides immediate access to cafes, bars, restaurants, and parks, ensuring everything you need is just a short walk or drive away. The garage is also close to popular green spaces like Roundhay Park.

**Investment Potential:** With the demand for secure and accessible storage options increasing, this garage offers some good potential.

For more details or to arrange a viewing, please get in touch with our friendly team.

#### Important Information

TENURE - LEASEHOLD.

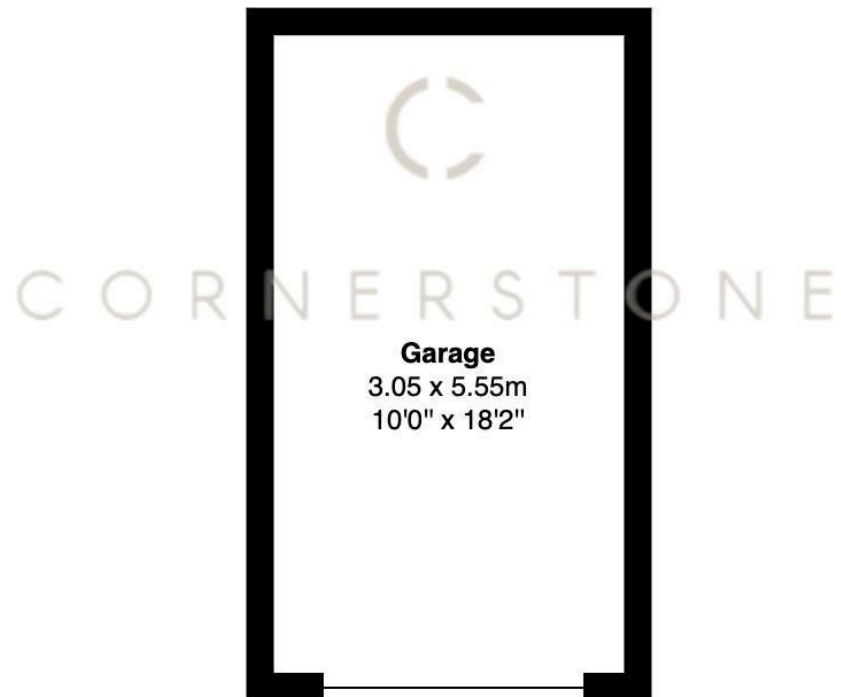
Leasehold Term - 125 years from the 25th March 1976.

Ground Rent - Currently £100.00 per annum.

Ground rent review period - Doubles every 20 years.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering check on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file, but may show on your credit search file.

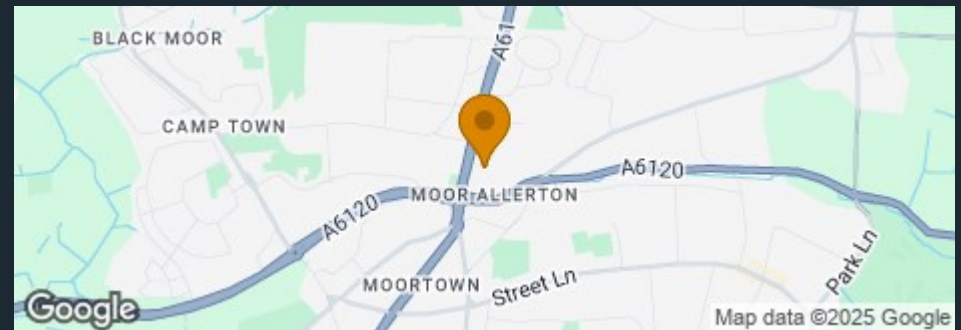
2. We endeavor to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.



3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.



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