



CORNERSTONE

Garage 27 Sandringham Drive, Alwoodley, Leeds, LS17 8DA



Garage 27 Sandringham Drive

£15,000

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 neighbourhood, 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 centre 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 timber barn-style doors, 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, manoeuvre, 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.

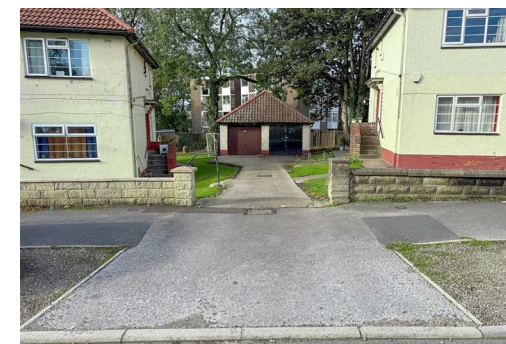
Leasehold Term - 125 years from the 25th March 1976.

Ground Rent - Currently £100.00 per annum.

Ground rent review period - Doubles every 20 years. The next review date is the 24th March 2036.

No onward chain.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we





Local Authority
Leeds City Council

Council Tax Band

Directions

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		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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