



Sandbed Lawns | Crossgates | LS15 8LQ

£130,000

Two Bedroom Retirement Apartment | Council Tax Band C | EPC Rating C

Emsleys | estate agents

***** SUPERBLY APPOINTED TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT *****

Emsleys estate agents are proud to offer to the market this very well maintained modern retirement apartment. Having a modern kitchen and shower room, the accommodation briefly comprises; private entrance, large living/dining room, modern fitted kitchen, two double bedrooms and a modern shower room with fitted bathroom furniture. To the outside are communal gardens and parking.

The development offers a communal lounge, laundry room, part time warden and 24 hour emergency contact system.

Crossgates is a popular location situated to the east of Leeds offering many local attractions and amenities including a selection of schools for all ages, local parks and shopping facilities, restaurants and overnight stay facilities can be found in Crossgates, Halton & Colton. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links, the outer Ring Road, a train station and good bus routes to the city and surrounding areas.

***** Call now 24 hours a day seven days a week to arrange your viewing *****

Ground Floor

Living/Dining Room 5.44m x 3.96m (17'10 x 13'0)

A sizeable living space entered through a composite front door. The space is easily zoned into living and dining areas with ample space to accommodate a family sized dining table and chairs. A PVCu double-glazed window overlooks the front, coving to the ceiling, television point and electric wall heaters.

Inner hallway

A large walk in store room with racking and shelving providing useful storage - handy for household utility items.

Kitchen 3.23m x 2.54m (10'7 x 8'4)

Fitted with a range of white wall and base units with contrasting worktop surfaces over with appropriate splashback tiling. Inset composite sink with with side drainer and mixer tap. Built in eye-level electric oven with

space for a microwave above, integral electric hob and extractor hood, plumbed space for washing machine and space for a tall fridge/freezer.

Bedroom 1 4.11m x 2.59m (13'6 x 8'6)

A double bedroom being fitted with wardrobes providing hanging rails, shelving and over bed storage. Wall mounted electric heater and PVCu double-glazed window overlooking the garden.

Bedroom 2 3.12m x 2.74m (10'3 x 9'0)

A second double bedroom with a wall mounted electric heater and PVCu double-glazed window overlooking the rear.

Bathroom

Modern white three piece suite which comprises;- walk in shower, built in bathroom furniture in white with a concealed cistern w.c and inset hand wash basin. Fully tiled in ceramics, electric heated towel rail and extractor fan.

Exterior

Set in communal well maintained grounds with communal parking bays.

Directions

From the Crossgates office, proceed along Austhorpe Road and turn left onto Church Lane. Proceed, passing the church on the right hand side, and turn right onto Sandbed Lane. Sandbed Lawns can be found on the left hand side and identified by our Emsleys For Sale board. Turn left onto the development and under the underpass where number 30 can be found on the right.

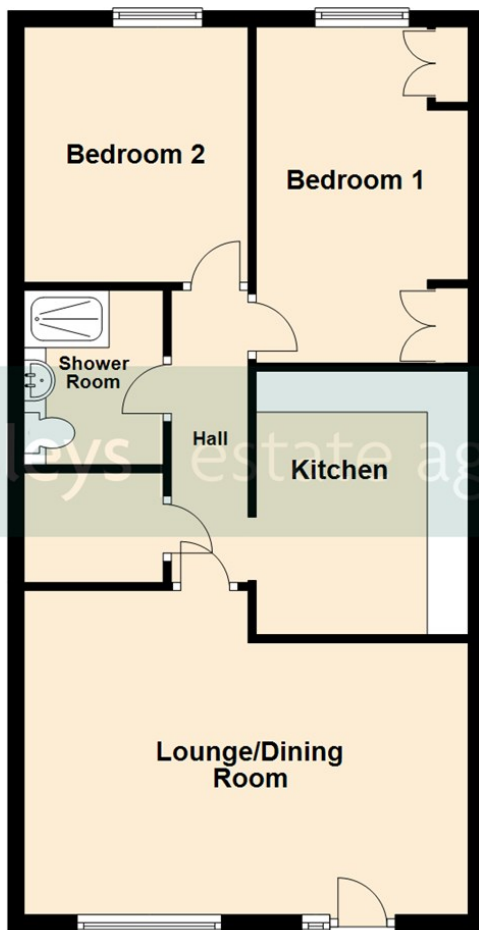
Leasehold Information

This is a leasehold property. The lease was 99 years from 1991 and so has approx 66 years remaining. The maintenance charge which includes water rates and buildings insurance among other services and is £160.43 per month and has a ground rent of £100 per year.



Ground Floor

Approx. 58.9 sq. metres (633.9 sq. feet)



Total area: approx. 58.9 sq. metres (633.9 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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