



Sandbed Lawns | Crossgates | LS15 8LQ

£135,000

Two Bedroom First Floor Flat | Council Tax Band C | EPC Rating TBC

**Emsleys** | estate agents



\*\*\*SUPERBLY APPOINTED TWO BEDROOM FIRST FLOOR  
RETIREMENT APARTMENT - NO CHAIN!\*\*\*

Emsleys estate agents are proud to offer to the market this well maintained retirement apartment. Having its own private entrance this first floor apartment briefly comprises; communal entrance hall with security phone, private entrance hall with storage room, spacious lounge/dining room, a fitted kitchen, two double bedrooms one with fitted wardrobes and a modern shower room. To the outside are communal gardens.

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 to arrange your viewing \*\*\*

## Ground Floor

### Private Entrance Hall

A staircase rises to the first floor and has the convenience of a stair lift. Window to the rear and wall mounted electric heater.

## First Floor

### Hallway

Entry through a composite fire resistant door, entry phone system, walk-in storage cupboard, wall mounted electric heater.

### Lounge/Dining Room 4.18m x 5.49m (13'9" x 18'0")

A light and airy room easily zoned with furniture into living and dining areas. With feature fireplace incorporating an electric fire, coving to the ceiling, television point, wall mounted electric heater, two PVCu double-glazed window overlooking the front and opening to:

### Kitchen 2.26m x 2.57m (7'5" x 8'5")

Fitted with a range of wall and base units with roll top work surfaces over. There is counter lighting and appropriate splashback tiling. Inset stainless steel sink unit with side drainer and mixer tap, integral electric hob, built-under electric oven and extractor hood, plumbing and space for a washing machine and space for a tall fridge/freezer.

### Bedroom 1 4.27m x 2.57m (14'0" x 8'5")

Fitted wardrobes providing hanging and shelving with matching drawer units, wall mounted electric heater, and PVCu double-glazed window overlooking the rear garden.

### Bedroom 2 3.10m x 2.82m (10'2" x 9'3")

A second double bedroom with a wall mounted electric heater and PVCu double-glazed window overlooking the rear garden, A hatch with built in loft ladder gives access to the partial boarded loft space with lighting which is ideal for extra storage.

### Shower Room

Fitted with a walk in shower enclosure, vanity hand wash basin inset to low level storage, low level WC with concealed cistern. appropriate tiling. wall mounted fan heater.

### Exterior

Set in communal well maintained grounds with communal parking bays.

### Leasehold Information

Remaining lease 64 years

Ground Rent: £100 per annum

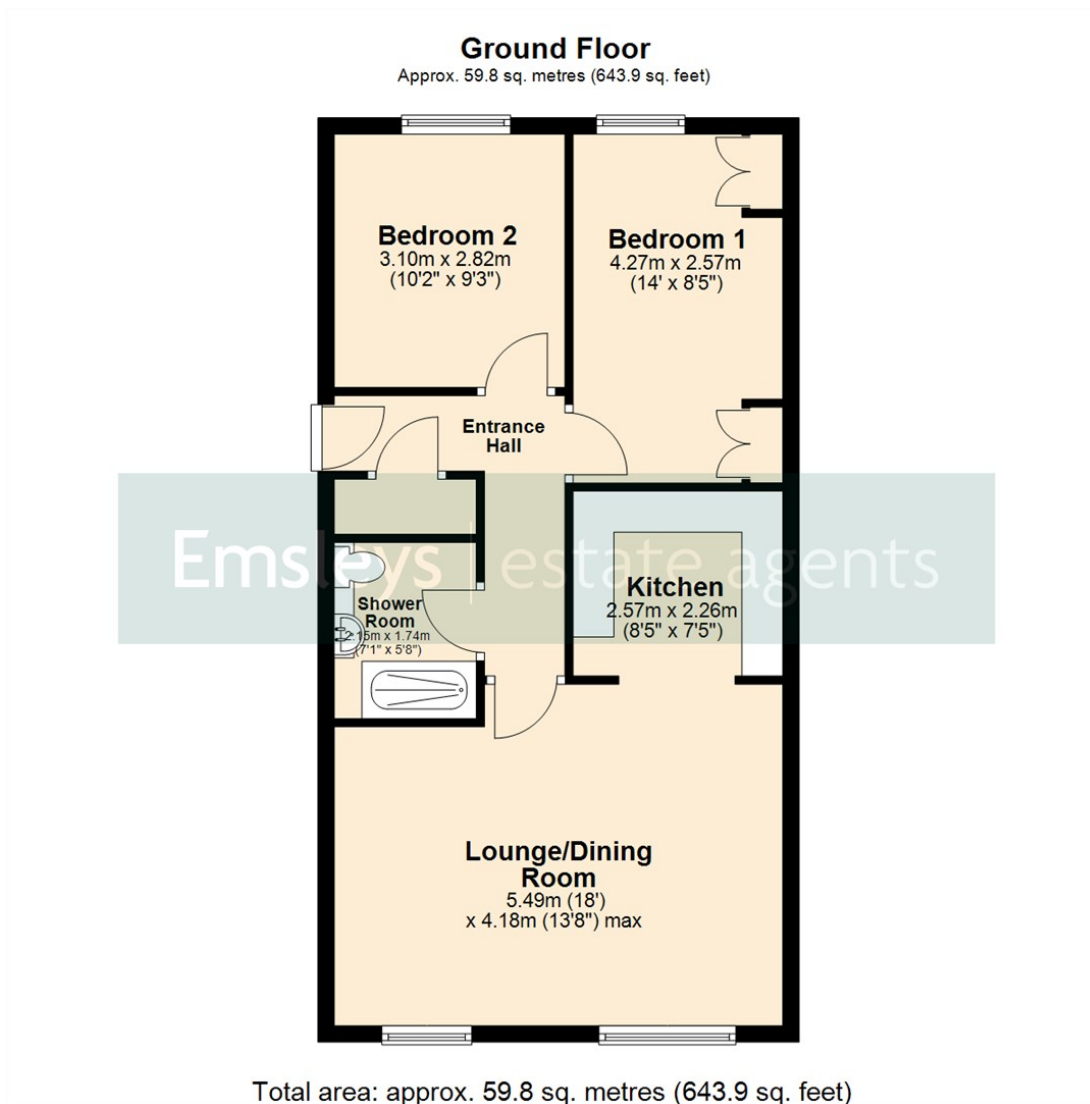
Service Charge: £495.49 per quarter

### 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 the property can be found on the right.







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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