



80 SANDMOOR LANE
LEEDS, LS17 7EA

£499,950
FREEHOLD

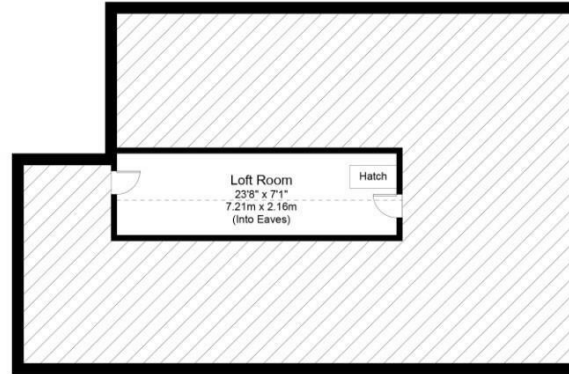
Welcome to this stunning turn key ready first floor apartment on the Prestigious Sandmoor Lane Alwoodley.

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First Floor



Loft Room

Gross internal floor area (approx.): 120.1 sq m (1,292 sq ft)
 Loft Room Gross internal floor area including eaves (approx.): 15.6 sq m (168 sq ft)
 Combined Gross internal floor area (approx.): 135.6 sq m (1,460 sq ft)
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 78 | 78 |
| (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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