



## 15 SANDMOOR MEWS

LEEDS, LS17 7SA

£475,000  
FREEHOLD

Sandmoor Mews is tucked away on a peaceful cul-de-sac, just off the prestigious Sandmoor Lane in Alwoodley, North Leeds. This approximately 1,300 square foot end townhouse, presents an excellent opportunity for a new owner to personalise and transform it into their perfect home.

MONROE

SELLERS OF THE FINEST HOMES

# 15 SANDMOOR MEWS

- End Townhouse • Over 1300sqft • 3 Bedrooms • Large double reception room • Downstairs WC • Fully tiled house bathroom • Well presented gardens to the front and rear • Garage • Peaceful cul de sac • Highly sought after location

## 15 Sandmoor Mews

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Upon entering the property, you are welcomed by a generous entrance hallway which accommodates ample under stair storage, and a convenient WC. The hallway seamlessly flows into an expansive double reception room, featuring a bright and spacious living and dining area which is perfect for hosting friends and family.

The double reception room leads to a generous kitchen fitted with white units, integrated appliances and access to the well-presented back garden with a gorgeous stone patio.

Upstairs, the landing grants access to two spacious double bedrooms, both with an abundance of fitted wardrobes and a third large single bedroom. A fully tiled house bathroom comes complete with a bath and walk in shower.

Externally this property benefits from a large garage, ample parking to the right side of the property and well-presented gardens to the front and rear.

## REASONS TO BUY

- End Townhouse
- Over 1300sqft
- 3 Bedrooms
- Large double reception room
- Downstairs WC
- Fully tiled house bathroom
- Well presented gardens to the front and rear
- Garage
- Peaceful cul de sac
- Highly sought after location

## ENVIRONS

Located on the northern edge of the picturesque Leeds countryside, offering an effortless commute to the thriving commercial centre of Leeds, as well as the popular towns of Harrogate, Wetherby, and the stunning Yorkshire countryside beyond. In the local area, there is the highly esteemed Grammar School at Leeds and several championship golf courses. Rich in amenities, Alwoodley has an array of top-quality coffee shops and restaurants as well as being situated close to several sports facilities including David Lloyd. The ever-expanding Leeds Bradford International Airport is also just a short drive away, as is the national motorway network, making this property the perfect hub for both business and pleasure.



Leeds City Centre, Harrogate, York, and Wetherby are also easily accessible via frequent public transport links.

## SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

## LOCAL AUTHORITY

Leeds City Council

## TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the exclusive selling agent-Monroe Estate Agents

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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

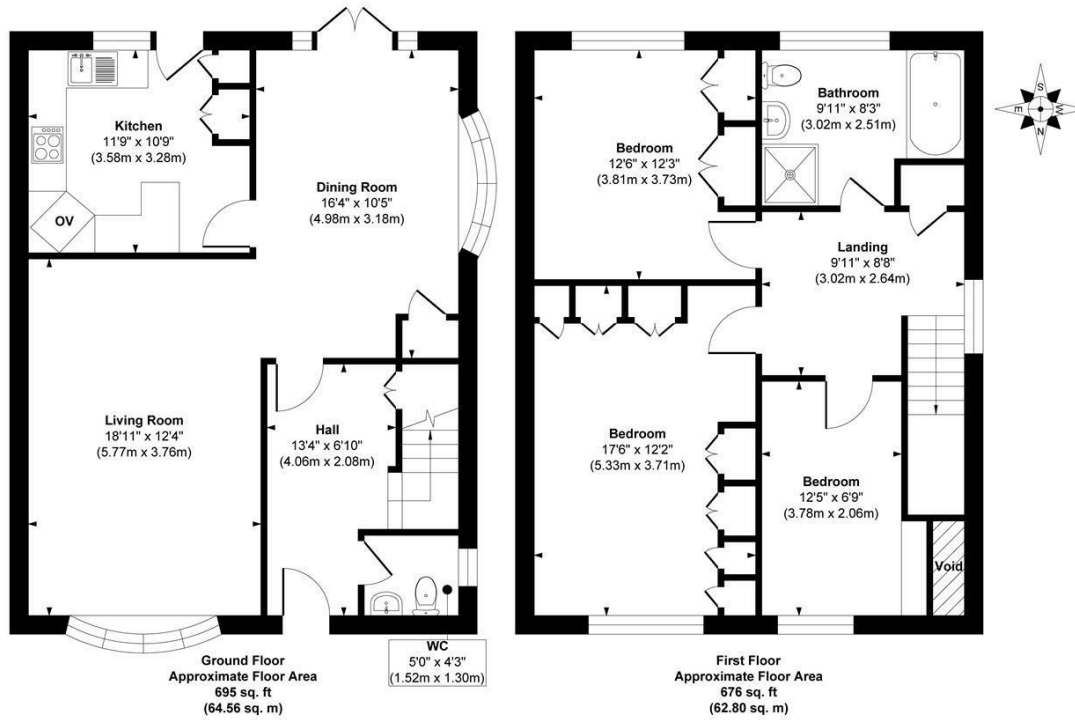
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1371.00 sq ft

**Tenure** – Freehold





**Approx. Gross Internal Floor Area 1371 sq. ft / 127.36 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		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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