



11 Sandringham Close, Leeds, LS27 8DJ

Offers Invited £419,995

REDECORATED, NEW KITCHEN, CHAIN FREE, GOOD SIZE DETACHED...

A READY TO MOVE INTO FOUR BEDROOM DETACHED home situated amidst similar style property in a popular residential area of Morley. With the benefits of DG, Gas CH and being

Well Maintained & Decorated throughout this property would make an ideal family home for a variety of buyers.

The spacious accommodation comprises of an ENTRANCE HALLWAY with stairs rising to the first floor, a CLOAKROOM / WC with a white suite, a LIVING ROOM with a fireplace & hearth and French doors opening onto the rear garden, a separate DINING ROOM with ample space for a range of dining room furniture, a MODERN FITTED KITCHEN with some integral kitchen appliances and a good range of cabinets. To the first floor there are FOUR DOUBLE BEDROOMS, an EN-SUITE BATHROOM / WC to the master bedroom and a FAMILY SHOWER ROOM / WC with a modern suite. Externally there are GARDENS to the front and rear. The front garden is open plan and the rear garden is enclosed and benefits from having a lawn and a patio / seating area. A DRIVEWAY provides useful OFF STREET PARKING and access to a SINGLE INTEGRAL GARAGE with an up and over door, power & light.

Local amenities and well regarded schools are within walking distance. Leeds City centre, Morley Railway station, and the M621 / M62 Motorway are a short drive away making this an ideal purchase for buyers wishing to commute to the Leeds / Bradford and the major commercial centres of West Yorkshire and beyond. Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com Council Tax: E / EPC Rating: D

GROUND FLOOR:

Hallway:

Access via front entrance door, stairs rising to the first floor, central heating radiator, internal access to the integral single garage, large storage cupboard

Living Room:



Double glazed windows and French doors opening onto the rear garden, a fireplace and hearth with an inset living flame gas fire, television point, central heating radiator

Dining Room:



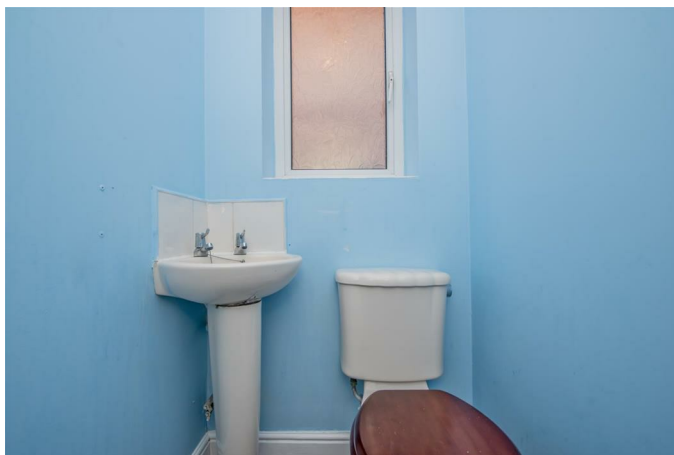
Double Glazed window, central heating radiator, ample space for sitting room and dining room furniture

Fitted Kitchen:



Double glazed window, a part glazed external door giving access to the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, integrated fridge freezer, plumbing for a dishwasher & automatic washing machine (may be included subject to offer), stainless steel sink and drainer with a mixer tap, built under electric oven / grill, four burner gas hob with an extractor above, tiled splashback

Cloakroom / WC:



Double glazed window, a white suite comprising of a low flush WC, wash basin, central heating radiator

FIRST FLOOR:

Landing:

Access to the first floor accommodation, two large storage cupboards.

Bedroom One:



Double glazed window, a range of fitted wardrobes, television point, central heating radiator, access to the en-suite bathroom, a large storage cupboard

En-suite Bathroom / WC:



A modern three piece suite comprising of a panelled bath with a mixer shower over, wash basin, low double flush WC, Central heating radiator, double glazed window.

Bedroom Two:



Double glazed window, a range of fitted wardrobes, television point, central heating radiator.

Bedroom Three:



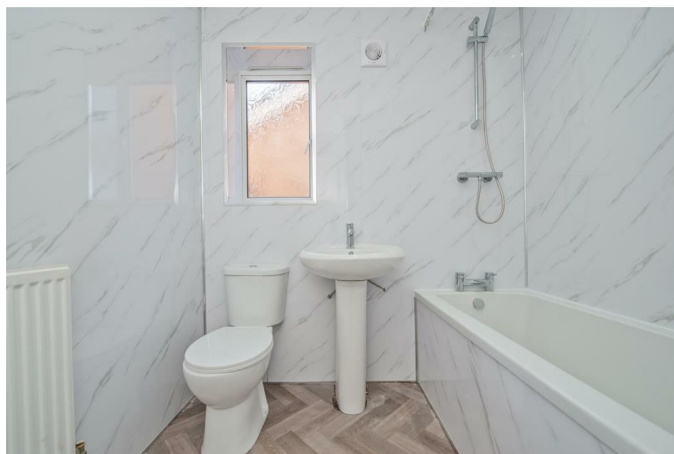
Double glazed window, television point, fitted wardrobes, central heating radiator.

Bedroom Four:



Double glazed window, television point, central heating radiator.

Family Bathroom / WC:



Double glazed window, a modern suite comprising of a glazed shower cubicle with shower, wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:



Gardens:



The front garden is open plan and laid to lawn. The rear garden is a good size, enclosed by fencing, and mainly laid to lawn with a patio area and borders containing a variety of planted shrubs.

Off Street Parking / Integral Single Garage:



A driveway provides useful off street parking for 2 cars and access to a single integral garage with power and light.

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2000-6657-3050-1202-1791>

Council Tax / EPC Rating:

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Floor Plan

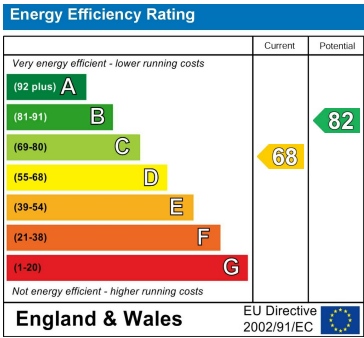
Ground Floor



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.