





welcome to

Sandway, LEEDS

This spacious three-bedroom semi-detached property offers two reception rooms, including a dining area with elegant French-style patio doors leading to the rear garden. Enjoy well-maintained front and rear gardens, plus the convenience of off-street parking via a driveway and garage.













Ground Floor Lounge

A welcoming lounge positioned at the front of the property, featuring a charming fireplace as a focal point and a large window that fills the room with natural light. This space offers a comfortable setting for relaxation and family time.

Dining Room

A versatile dining space located at the rear of the property, featuring French-style patio doors that open directly onto the garden, creating a bright and airy atmosphere. A feature fireplace adds character and warmth, making this an ideal setting for family meals and entertaining.

Kitchen

A well-equipped kitchen featuring fully fitted wall and base units, complemented by integrated appliances for a sleek and functional design. A window to the rear provides natural light, while a side door offers convenient access to the exterior.

First Floor Bedroom One

Carpeted throughout, window to the rear, central heating radiator.

Bedroom Two

Fitted wardrobes and overhead storage cupboards, window to the front, central heating radiator.

Bedroom Three

Carpeted throughout, window to the rear, central heating radiator.

Bathroom

A bathroom incorporating a bathtub, wash hand basin, and W/C. A rear-facing window provides natural light and ventilation, creating a bright and practical space for everyday use.





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- GUIDE PRICE £220,000-£230,000
- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS INCLUDING DINING ROOM WITH FRENCH-STYLE PATIO DOORS
- OFF-STREET PARKING VIA DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

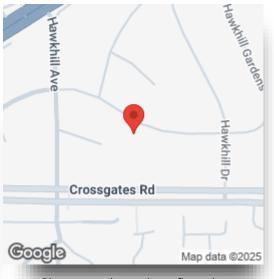
guide price

£220,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CGT111355 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.