



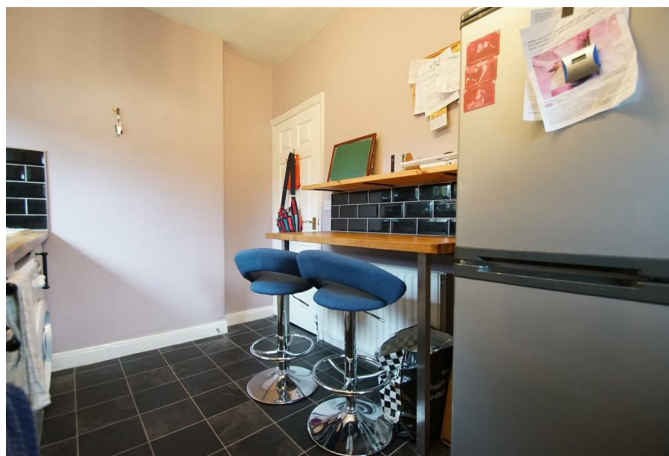
27 Sandringham Gardens, Alwoodley
£137,000

NO ONWARD CHAIN - IDEAL FOR INVESTORS/FIRST TIME BUY - SITUATED IN THIS QUIET CUL DE SAC WITHIN WALKING DISTANCE OF MOORTOWN CORNER AND IT'S MANY AMENITIES WE ARE OFFERING AN EXCELLENT TWO BEDROOM FIRST FLOOR APARTMENT THAT IS IN EXCELLENT CONDITION. BRIEFLY COMPRISING: OWN PRIVATE ENTRANCE, STAIRS TO FIRST FLOOR, HALLWAY WITH SOLID WOOD FLOORING, FITTED KITCHEN WITH WHITE GOODS, LIVING ROOM, DINING ROOM, BEDROOM 1 WITH BUILT IN WARDROBES, BEDROOM 2 WITH BED AND BUILT IN WARDROBE, BATHROOM WITH LARGE WALK IN SHOWER. TO THE REAR OF THE PROPERTY IS A GARDEN

AREA GUIDE

Superbly located within walking distance to Moortown corner's shops and restaurants, Post office, Hair dressers, Marks and Spencer food Hall and many more. Close to excellent transport links into the city centre and Harrogate.





TENURE

LEASEHOLD - 125 years from 1976

Ground Rent: £10 per annum
Service Charges: £375.00 per annum

COUNCIL TAX BAND

BAND B

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

BAND C

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in
England 8067460

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND
TOLERANCES IN METRIC AND IMPERIAL
MEASUREMENTS. MEASUREMENTS CONTAINED IN THE
PARTICULARS MUST NOT BE RELIED UPON FOR
ORDERING CARPETS/FURNITURE ETC.THE BOUNDARIES
OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A
DEED PLAN; PURCHASERS ARE ADVISED TO MAKE
THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR
BEFORE EXCHANGE OF CONTRACTS.

VIEWINGS

Please ring us to make an appointment. We are open
from 9am to 5.30pm Monday to Friday and 9am-1pm
Saturday. Alternately, please feel free to leave us a
voicemail out of hours with your information and we
will call you back.

