



**48 Sandringham Crescent, Alwoodley, Leeds, LS17 8DF**

**£130,000**

Situated in this popular and convenient area of Alwoodley with a long 167 year lease, this is a well-presented three bedroom first floor apartment that offers good living accommodation or investment.

Fully uPVC double glazed and gas combi central heating system, EPC rating C. Accommodation includes private entrance with stairs to first floor, landing, fitted kitchen, lounge, three bedrooms, white bathroom suite. Outside are maintained lawned gardens.

The property is well located in the LS17 Sandringhams, offering popular and affordable accommodation to young professionals due to local Moortown amenities and travel routes to Leeds city centre and North Yorkshire.



## GROUND FLOOR

Steps to secure glazed door to

## GROUND FLOOR ENTRANCE

Private entrance to staircase leading to the

## FIRST FLOOR

## LANDING

Ceiling hatch access to the loft

## LOUNGE

15'1" x 12'1" (4.6 x 3.7)



uPVC double glazed window, central heating radiator

## KITCHEN

11'9" x 7'6" (3.6 x 2.3)



Range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, plumbed for washing machine, integrated dishwasher, built in oven, gas hob with extractor above, integrated fridge/freezer, pantry cupboard, cupboard housing gas-fired combi water and central heating boiler, central heating radiator, two uPVC double glazed windows to the side and rear

## BEDROOM 1

12'5" x 9'6" (3.8 x 2.9)



uPVC double glazed window, central heating radiator

## BEDROOM 2

11'9" x 9'2" (3.6 x 2.8)



uPVC double glazed window, central heating radiator, wardrobe

## BEDROOM 3

9'2" x 6'2" (2.8 x 1.9)



uPVC double glazed window, central heating radiator



## BATHROOM



Panelled bath with shower above, low WC, pedestal wash basin, uPVC double glazed window, central heating radiator

## OUTSIDE

Maintained lawned grounds

## TENURE

Leasehold - 167 years remaining (expires 2191)  
Ground rent - £10 per annum  
Service charge - currently £355 per annum

## COUNCIL TAX

Band B

## AGENTS NOTE

The vendor has informed of the following:

- The gas combi central heating boiler was installed in August 2022
- All glazed windows were installed in April 2022

## HOW TO GET THERE

From Harrogate Road turn into Sandringham Gardens and then turn right into Sandringham Crescent

## VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

## GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

## FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

## INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## MEASUREMENTS

All measurements quoted are approximate.

## FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

## Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

## Energy Efficiency Rating

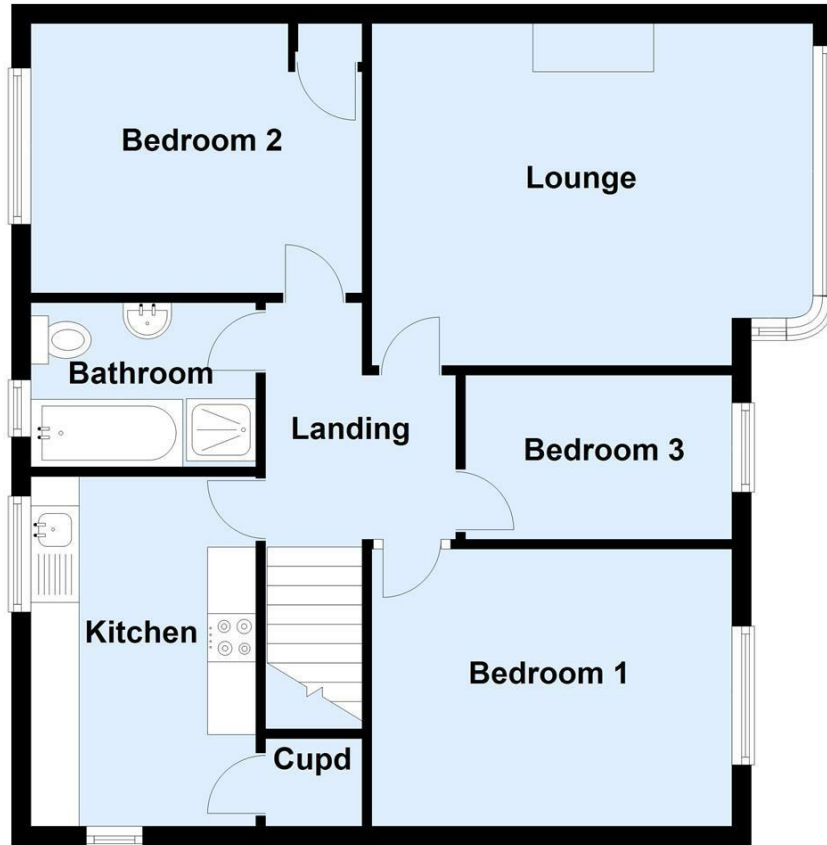
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





# First Floor

Approx. 62.9 sq. metres (676.8 sq. feet)



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