



43 Sandringham Crescent, Alwoodley, Leeds, LS17 8DE

£140,000

NO CHAIN & 167 YEAR LEASE. This well presented two bedroom ground floor apartment will appeal to numerous buyers including young professionals and investors alike. Fully uPVC double glazed and gas combi central heating system (boiler approx 2 years old), EPC rating D. The spacious accommodation includes hall with storage, lounge, two double sized bedrooms, fitted kitchen, white bathroom suite.

The property is well located in the LS17 Sandringhams, offering affordable living near excellent primary schools. All of Moortown's amenities are closeby including excellent travel links to Leeds city centre, North Yorkshire and beyond. Call now to book your viewing to ensure you do not miss out on this opportunity to buy in this popular location.

GROUND FLOOR

uPVC double glazed secure door to

ENTRANCE HALL

Central heating radiator, two storage cupboards

LOUNGE

11'9" x 15'1" (3.6 x 4.6)



uPVC double glazed window, central heating radiator

KITCHEN

10'9" x 7'6" (3.3 x 2.3)



Range of units and corresponding work tops, built in oven, 4-ring electric hob, stainless steel sink with mixer tap and drainer, plumbed for washing machine, gas-fired combi water and central heating boiler (approx 2 years old), central heating radiator, uPVC double glazed window and uPVC double glazed door leading out to rear communal garden area

BEDROOM 1

10'9" x 11'5" (3.3 x 3.5)



Central heating radiator, uPVC double glazed window

BEDROOM 2

11'9" x 10'9" (3.6 x 3.3)



Central heating radiator, uPVC double glazed window, wardrobe

BATHROOM



White suite of panelled bath with wall mounted hand shower, low WC, pedestal wash basin, ceramic tiled walls, uPVC double glazed window



OUTSIDE



Maintained communal gardens, street parking

TENURE

Leasehold - 167 years remaining

Ground rent - Currently £50 per annum (reviewed every 25 years from 2020)

Service charge - Currently £351 per annum

COUNCIL TAX

Band A

HOW TO GET THERE

From our office at Moortown Corner head north up Harrogate Road. Turn right onto the Ring Road and then left into Sandringham Gardens and then right onto 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) A		
(81-91) B		
(69-80) C		
(55-68) D	57	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

