



Sandon Place, Leeds LS10 2DQ

welcome to

Sandon Place, Leeds

PERFECT FTB/YOUNG FAMILY HOME, THREE bedroom SEMI DETACHED accommodation, SPACIOUS LIVING ROOM, SEPARATE KITCHEN, TWO DOUBLE BEDROOMS and a SINGLE and HOUSE BATHROOM. The house is situated in a sought-after location with excellent public transport links and local amenities nearby.

Entrance Hall

uPVC double glazed door to the front, stairs leading to the first floor landing and doors leading into the kitchen and living room.

Living Room

16' 4" x 13' 1" (4.98m x 3.99m)

uPVC double glazed windows to the front and rear, two gas central heating radiators and a gas feature fire.

Kitchen

16' 5" x 7' 5" (5.00m x 2.26m)

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated double oven, gas hob, integrated fridge, space for a freezer, dishwasher and washing machine, pantry cupboard housing the gas central heating boiler, uPVC double glazed windows to the side and rear and a uPVC double glazed door to the rear.

First Floor Landing

uPVC double glazed window to the rear. Access to all bedrooms and the house bathroom.

Bedroom One

9' 7" plus recess x 13' 1" into recess (2.92m plus recess x 3.99m into recess)

uPVC double glazed window to the front, gas central heating radiator.

Bedroom Two

9' 9" x 10' 7" (2.97m x 3.23m)

uPVC double glazed window to the front, gas central heating radiator and loft access which is part boarded.

Bedroom Three

6' 3" x 8' plus wardrobe (1.91m x 2.44m plus wardrobe)

uPVC double glazed window to the rear, gas central heating radiator and fitted wardrobes.

House Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, part tiled walls, chrome heated towel rail, uPVC double glazed window to the rear.

Exterior

Lawned area to the front with pathway leading to the front door with fence boundaries and to the rear is an enclosed garden with artificial grass and decked areas. Driveway to the side with garage.





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welcome to

Sandon Place, Leeds

- Three bedroom semi detached accommodation
- Perfect FTB/young family home
- Enclosed rear garden
- Spacious living room
- Driveway and garage

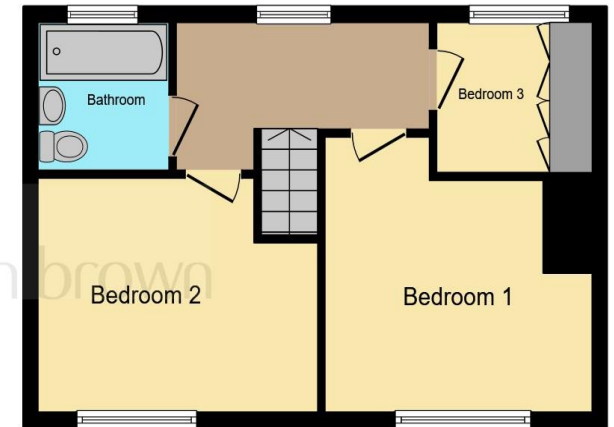
Tenure: Freehold EPC Rating: D

offers in the region of

£186,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
MLY110866 - 0003

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