









welcome to

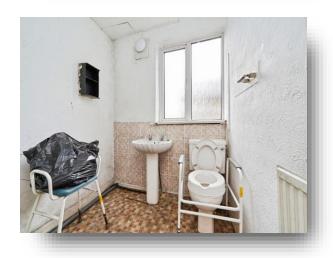
Sandhurst Road, Leeds

On offer is this three-bedroom end-terrace property, presenting excellent potential throughout. Ideally located, it is within close proximity to shops, cafés, and a range of local amenities. The area also benefits from excellent bus links, providing easy access to the city centre.













Sandhurst Road Hallway

Upon entering the property through the front door, you are welcomed into the hallway. To the right is the lounge, while to the rear lies the kitchen and dining area.

Lounge

The lounge is well sized and features a large front bay window and fitted radiator.

Kitchen/ Diner

The kitchen and dining area is generously sized and offers excellent potential. There is a drear double glazed window and a rear door provides direct access to the yard. The kitchen is fitted with a range of wall and base units, a sink with drainer, and an integrated hob and oven with extractor fan. Additionally, there is a useful storage room located within the kitchen.

Bedroom One

Bedroom One is a well-proportioned room, positioned at the rear of the property, featuring a double-glazed window.

Bedroom Two

Bedroom Two is positioned at the front of the property and is well-proportioned. It features a front double-glazed window, a fitted radiator, and is finished with laminate flooring.

Bedroom Three

Bedroom Three is positioned at the front of the property and is the smallest of the three rooms. It features a front double-glazed window.

Shower Room

The shower room is fitted with a shower cubicle and electric shower, along with a toilet and hand wash basin. It also benefits from a double-glazed window and a fitted radiator.

Outside

To the rear of the property is a yard, enclosed by a







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Sandhurst Road, Leeds

- END TERRACE
- THREE BEDROOM
- GREAT POTENTIAL
- GOOD TRANSPORT LINKS TO CITY CENTRE

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Tenure: Freehold EPC Rating: E

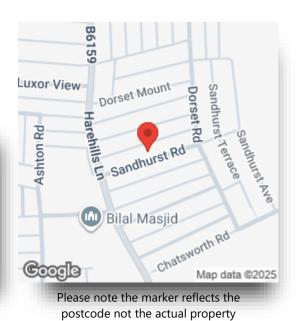
Council Tax Band: A

£130,000





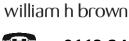




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Property Ref: OAK109138 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.





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