



Stoneacre
Properties



Sandmoor Green

Leeds, LS17 7SB

£575,000



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Entrance

The property is entered via key / intercom entry system and the flat is situated to the ground floor. Entering the property you are welcomed into the entrance hallway which is also currently used as a home office and continues into the lounge.

Lounge

Large formal lounge offers ample space for seating and is laid to carpet. The lounge boasts a large feature fireplace, space for inset TV and electrically operated window blinds. Access is offered to the kitchen, dining room and through to the bedrooms.

Kitchen

Modern and recently updated kitchen is made up of wall and base units and comprises an array of integrated appliances including, dishwasher, fridge/freezer, gas hob with extractor above, oven, microwave, wine fridge, all finished with solid worktops, breakfast bar seating, and the kitchen leads out to the private patio area via French doors. The kitchen also offers access to the utility room.

Utility Room

Offering space for washing machine and tumble dryer as well as further storage space.

Dining Room

Large formal dining room is open to the lounge making it a perfect space for hosting and socialising. Door leads out to the gardens.

Bedroom 1

Large primary bedroom is very generous in size and offers a fitted dressing area/storage, and leads to the spacious en-suite bathroom comprising shower,

toilet and double sinks and continues to the walk in wardrobe.

Bedroom 2

Second large double bedroom with ample fitted wardrobes and drawers as well a dressing table and tiled en-suite bathroom with shower over bath, toilet and sink.

External

Externally, the property comes complete with an allocated parking space as well as garage with electric door. The property sits within well maintained communal grounds but also comes with a private rear patio area accessed via the kitchen.

Lease

We are advised by the vendor that the property is leasehold with term 999 years from 1979. The current service charge is approximately £2400 per annum and the ground rent is £0, each flat owner has a share of the freehold. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



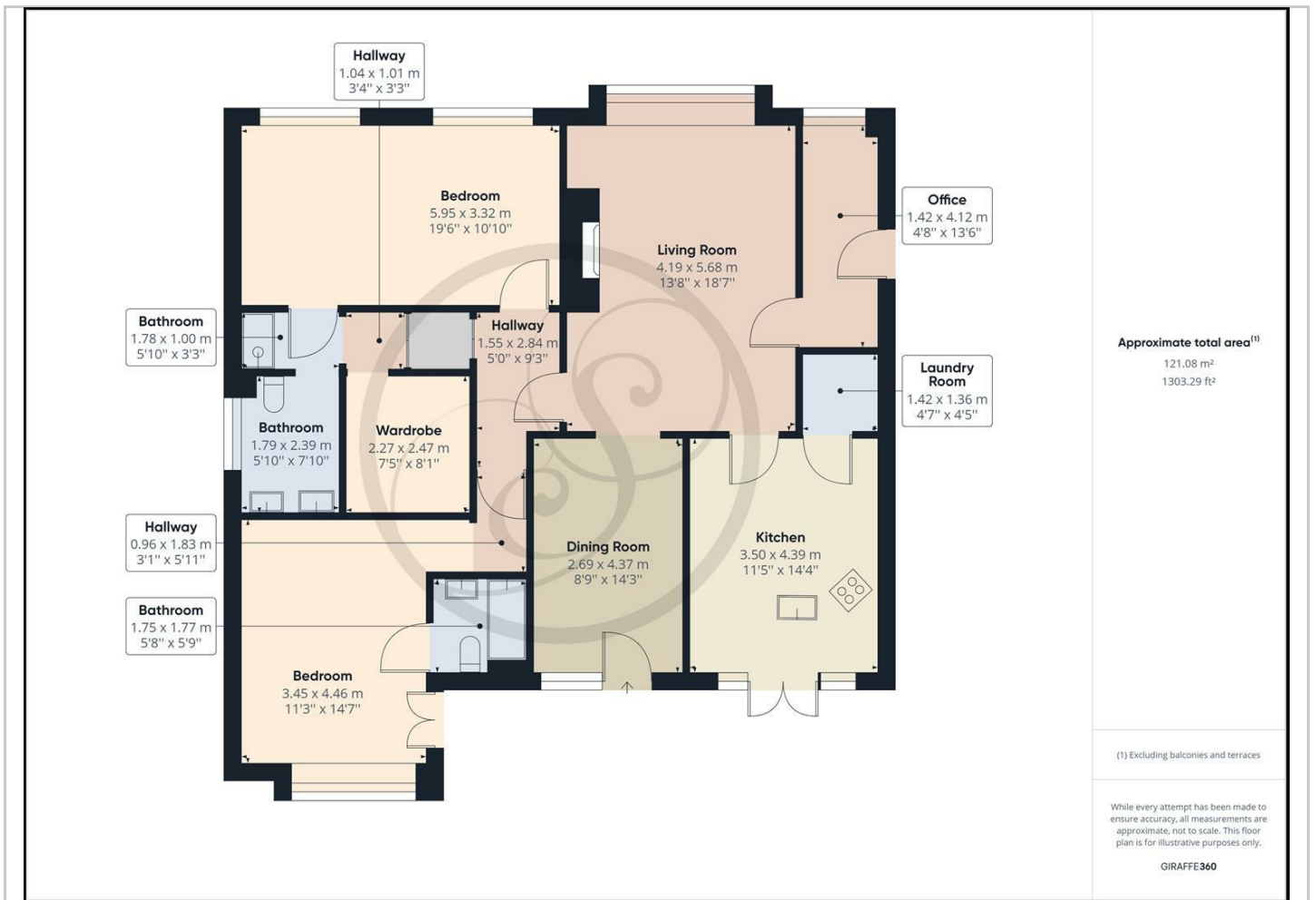
Hybrid Map



Terrain Map



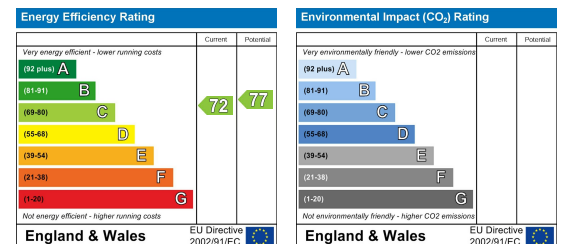
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.