



Stoneacre
Properties



Wood Moor Court

Sandmoor Avenue Leeds, LS17 7DR

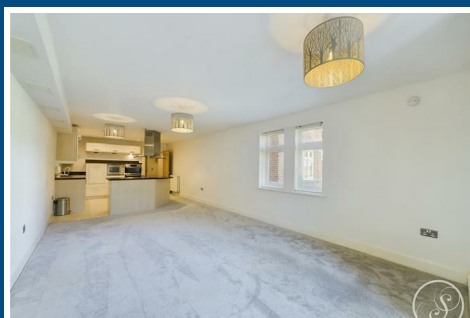
£240,000



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HALLWAY

Inset ceiling spotlighting, security alarm, radiator, laminate flooring.

Separate storage cupboard. Additional storage cupboard also housing hot water cylinder.

OPEN PLAN KITCHEN/LIVING/DINER

A highly spacious open plan room containing two sets of double glazed windows, inset ceiling spotlighting, door entry video intercom, laid to carpet.

The breakfast kitchen area of this open plan room features; a range of wall and base units with complimentary work surfaces, with integrated washing machine, oven and hob with island style extraction unit over, double oven, microwave fridge and freezer.

PRIMARY BEDROOM

Double glazed window, radiator, fitted wardrobes with various hanging rails and storage shelves set behind sliding mirrored doors. Room complete with en-suite bathroom.

EN-SUITE

Large walk in shower with rainfall head, wall mounted wash hand basin with side surfaces, low level w/c with push button wall flush, chrome heated towel radiator, inset ceiling spotlights, extractor fan.

SECOND BEDROOM

Double bedroom with double glazed window, radiator.

BATHROOM

Bath with shower over and glass shower screen,

tilled floor and half wall height full room tiling, pedestal wash hand basin, toilet, chrome heated towel radiator, inset ceiling spotlights, extractor fan.

EXTERNAL AND COMMUNALS

Wood Moor Court is set behind vehicular electronic security gates with two additional coded pedestrian gates to the front. The property is offered for sale with one parking space and with access to the communal grounds, laid mainly to lawn. The development is divided into two blocks, both of which have security coded entrance doors.

LEASE

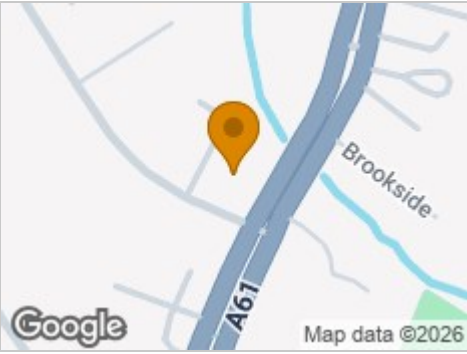
Lease term was 125 years from 01/01/2006 (approximately 105 years remaining).

Ground Rent £479.27 p/a.

We advise that the service charge is (1 April 2026 - 31 March 2027) £985.25. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



Hybrid Map



Terrain Map



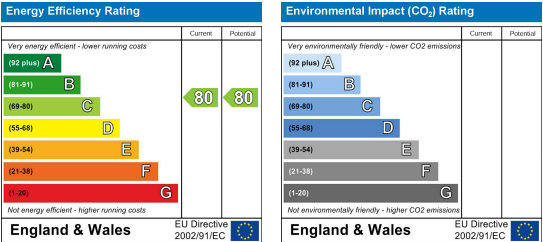
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.