HUNTERS®

HERE TO GET *you* THERE



Wood Moor Court

Sandmoor Avenue, Alwoodley, LS17 7DR

Asking Price £220,000

2 | 2 | 1 | B

Council Tax: D

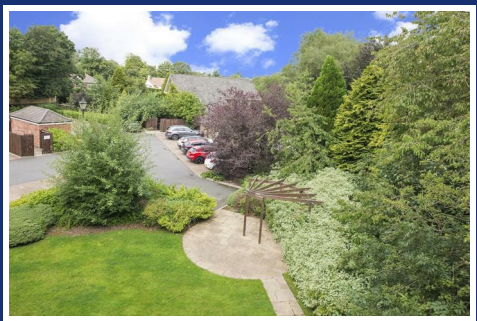




Flat 2 Wood Moor Court

Sandmoor Avenue, Alwoodley, LS17 7DR

Asking Price £220,000


Entrance Hall
13'6" (max) - 5'9" (max) (4.11m (max) - 1.75m (max))
Radiator and secure video entry phone.

Store Room
6'0"(max) - 4'9" (max) (1.83m(max) - 1.45m (max))
Built in shelving.

Lounge Kitchen Dining Room
31'6" (max) - 14'9" (max) (9.60m (max) - 4.50m (max))

Kitchen Area
Stainless steel sink with drainer, integrated dish washer, integrated fridge freezer, double oven, integrated microwave, hob with extractor over and a range of wall and floor units,

Lounge Dining Area
Bay window, radiators and store cupboard housing boiler.

Master Bedroom
22'0" (max) - 12'3" (max) (6.71m (max) - 3.73m (max))
Bay window, built in wardrobes and radiator.

Ensuite
7'6" (max) - 6'0" (max) (2.29m (max) - 1.83m (max))
Half tiled room with, shower cubicle, wash hand basin, heated towel rail and w/c.

Bedroom Two
15'0" (max) - 9'3" (max) (4.57m (max) - 2.82m (max))
Radiator.

House Bathroom
8'3" (max) - 6'0" (max) (2.51m (max) - 1.83m (max))
Half tiled room, panel bath with shower over, wash hand basin, heated towel rail and w/c.

Communal Gardens
Mature trees, plants, shrubs and flower beds. Grassed area bordered by fences.

Allocated Parking
Secured parking with remote controlled gate,

MOVE IN READY CONDITION - TWO DOUBLE BEDROOMS - GROUND FLOOR APARTMENT - COMMUNAL GARDENS - SECURELY GATED COMMUNITY - ALLOCATED PARKING AND GUEST PARKING - TWO BATHROOMS – SUPERB DOWNSIZER OPPORTUNITY – IDEAL FOR FIRST TIME BUYERS - ALWOODLEY

A superb opportunity for first time buyers, people downsizing or anyone looking for a well appointed property, this two bedroom, two bathroom, ground floor apartment is in great, move in ready condition and available with no chain. Located on Sandmoor Avenue in Alwoodley, the property is close to schools, shops, restaurants, bars, cafes and transport links to name just some of the great amenities close by. There are communal gardens, a gated driveway, guest parking and allocated parking, externally. Internally, it briefly comprises; entrance hall, open plan lounge kitchen dining room, bay fronted master bedroom with en suite, further double bedroom, house bathroom and store room. Energy rating - B

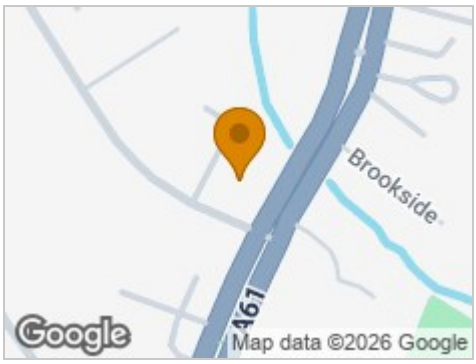








Road Map



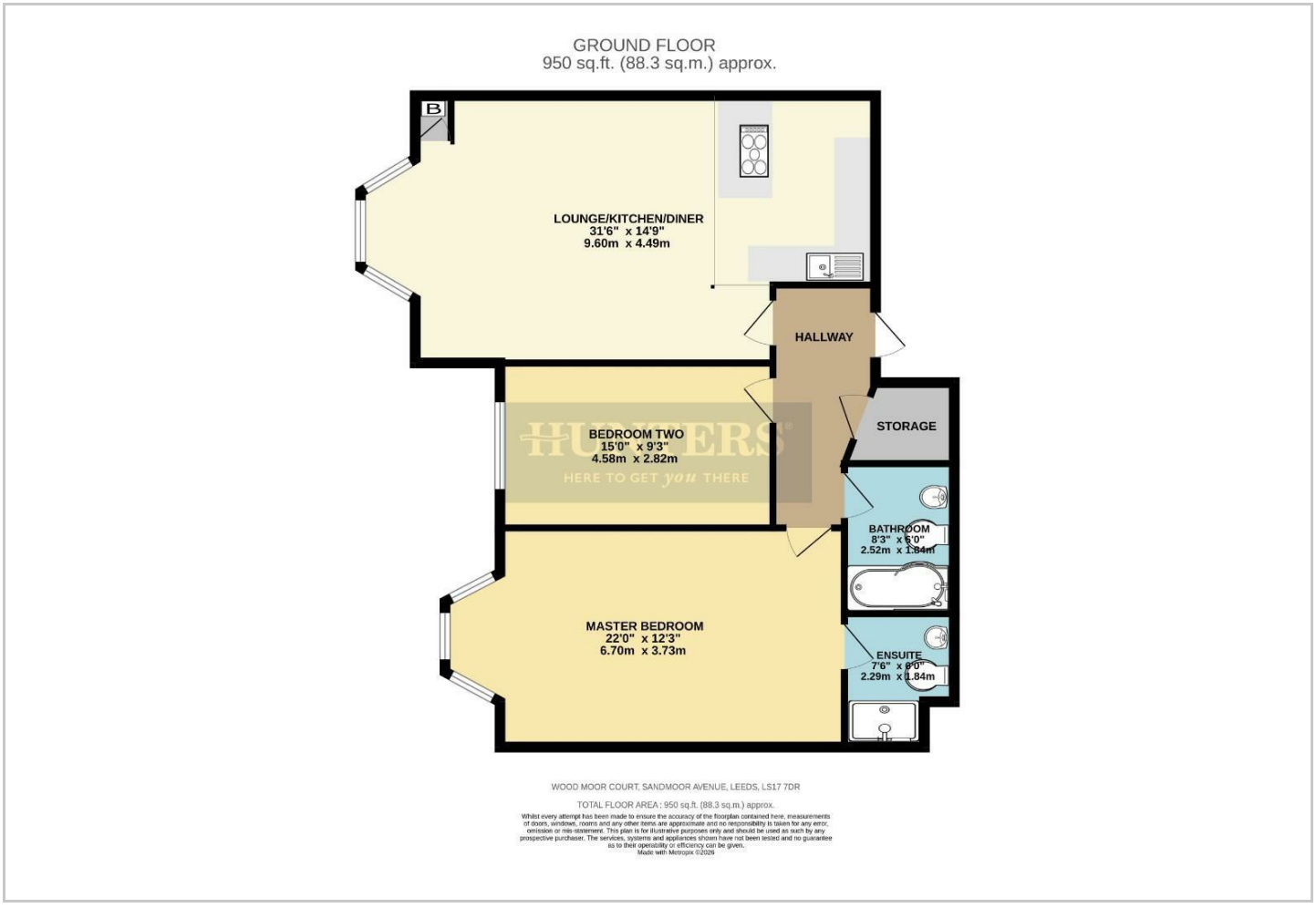
Hybrid Map



Terrain Map



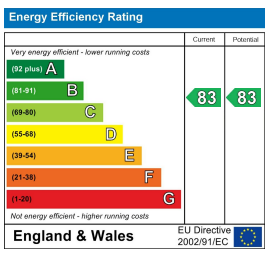
Floor Plan

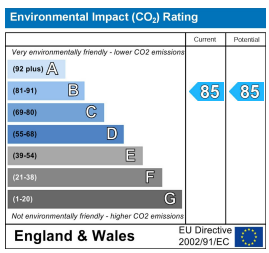


Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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