HUNTERS®

HERE TO GET *you* THERE



Sandmoor Chase

Alwoodley, Leeds, LS17 7TB

Offers Over £450,000

3 2 2 C

Council Tax: F





10 Sandmoor Chase

Alwoodley, Leeds, LS17 7TB

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Entrance Hall
6'9" (max) - 6'6" (max) (2.06m (max) - 1.98m (max))
Radiator and built in cloak room.

Guest W/C
6'6" (max) - 5'9" (max) (1.98m (max) - 1.75m (max))
Fully tiled walls, wash hand basin, radiator, built in storage and w/c.

Lounge Dining Room
33'6" (max) - 18'3" (max) (10.21m (max) - 5.56m (max))
Radiators and bay window.

Kitchen Breakfast Room
11'9" (max) - 11'0" (max) (3.58m (max) - 3.35m (max))
Door to the gardens, double fan oven, stainless steel sink with drainer, hob with extractor over, dish washer, fridge freezer and a range of wall and base units.

Landing
15'6" (max) - 14'9" (max) (4.72m (max) - 4.50m (max))
Built in store room.

Master Bedroom
14'0" (max) - 12'6" (max) (4.27m (max) - 3.81m (max))
Radiator and built in wardrobes.

Bedroom Two
14'0" (max) - 12'3" (max) (4.27m (max) - 3.73m (max))
Radiator and built in storage.

Ensuite
8'6" (max) - 3'0" (max) (2.59m (max) - 0.91m (max))
Shower with glass enclose, wash hand basin and w/c.

Bedroom Three
13'0" (max) - 9'6" (max) (3.96m (max) - 2.90m (max))
Radiator and built in wardrobes.

Bathroom
9'3" (max) - 8'6" (max) (2.82m (max) - 2.59m (max))
Panel bath, shower cubicle with glass enclosure, wash hand basin, radiator and w/c.

Utility Room
8'6" (max) - 5'9" (max) (2.59m (max) - 1.75m (max))
Plumbing for washing machine and boiler.

Gardens
Grassed lawns, mature trees, plants, shrubs and flower beds.

Garage
Powered up and over door.

Disclaimer
The landlord has not approved these property details.

GREAT DOWNSIZER OPPORTUNITY - SUPERB GROUND FLOOR GARDEN APARTMENT – THREE DOUBLE BEDROOMS – TWO BATHROOMS – GUEST W/C – UTILITY ROOM – OPEN PLAN LOUNGE DINING ROOM AND KITCHEN BREAKFAST ROOM – GARAGE – ALWOODLEY - NO CHAIN

A terrific downsizer opportunity available with no chain, this three bedroom ground floor apartment has independent access to the gardens. Located on a quiet cul-de-sac in Alwoodley, the property is close to bars, pubs, restaurants, schools, parks and transport links to name just some of the great amenities close by. There are gardens accessible through an independent access door, garage and parking externally. Internally, it briefly comprises; entrance hall, guest w/c, lounge dining room, kitchen breakfast room, landing, utility room, two double bedrooms, house bathroom and a further double bedroom with an ensuite shower room. Energy Rating - C









Road Map



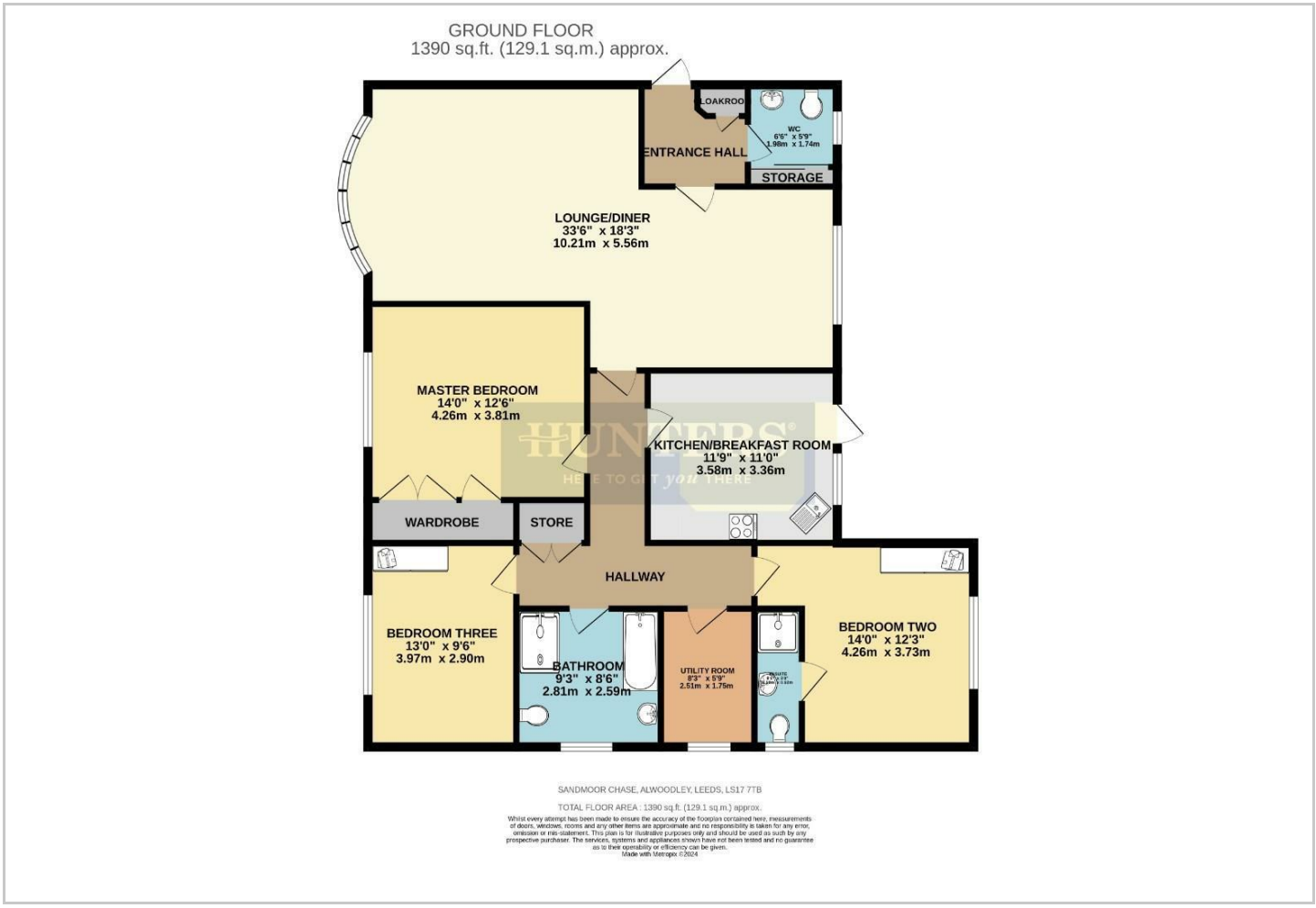
Hybrid Map



Terrain Map



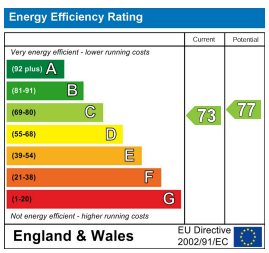
Floor Plan

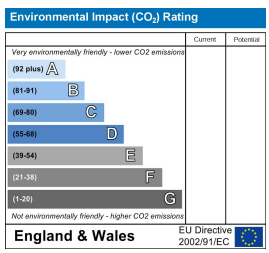


Viewing

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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