



39 Sandringham Crescent, Leeds
£160,000

ALAN COOKE
SALES & LETTINGS

NO ONWARD CHAIN - IDEAL FOR INVESTORS/FIRST TIME BUY - RECENTLY RE-DONE ROOF - SITUATED IN THIS QUIET CUL DE SAC WITHIN WALKING DISTANCE OF MOORTOWN CORNER AND IT'S MANY AMENITIES WE ARE OFFERING AN EXCELLENT TWO BEDROOM FIRST FLOOR APARTMENT THAT IS IN EXCELLENT CONDITION. BRIEFLY COMPRISING: OWN PRIVATE ENTRANCE, STAIRS TO FIRST FLOOR, HALLWAY WITH SOLID WOOD FLOORING, MODERN FITTED KITCHEN WITH WHITE GOODS, LIVING ROOM, DINING ROOM, BEDROOM 1 WITH FITTED WARDROBES, BEDROOM 2 WITH BUILT IN WARDROBE, BATHROOM WITH LARGE WALK IN SHOWER. TO THE REAR OF THE PROPERTY IS A GARDEN, SHARED DRIVERWAY & GARAGE.

AREA GUIDE

Superbly located within walking distance to Moortown corner's shops and restaurants, Post office, Hair dressers, Marks and Spencer food Hall and many more. Close to excellent transport links into the city centre and Harrogate.



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COUNCIL TAX BAND

Band B

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

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FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

LEASEHOLD

The review of the service charge will next be March 2026

Years remaining: 142 Years

Ground Rent Per Year: £225.00

Service Charge Per Year: £351.48

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration

PARKING

The parking at the property is Shared Driveway & Garage - Street Parking non-permit is available

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

WATER METER

There is/is not a water meter in the property

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

