Sugdens
Sales & Lettings



1 Sandford Place, Kirkstall,

£69,950

* * FIRST FLOOR APARTMENT * * ONE BEDROOM * * WELL PRESENTED THROUGHOUT * *
* * GREAT INVESTMENT OPPORTUNITY * * NO ONWARD CHAIN * * GREAT TRANSPORT LINKS * *
Located in the popular area of Kirkstall, this well presented one-bedroom first floor apartment is part of a characterful mill conversion.
Ideally positioned a short walk from an excellent selection of shopping amenities, great transport links, and scenic canal walks.
An excellent opportunity for INVESTORS!!
The property, accessed into the entrance hallway, comprises of a spacious open-plan lounge/kitchen area and a range of base and wall storage units, integrated oven and hob, a good-sized double bedroom with a practical shower room having a three-piece suite and ceramic tiling.
The building is situated in a convenient location close to Morrisons and Kirkstall Bridge Shopping, with scenic canal walks and Kirkstall Abbey close by.
Within easy reach of excellent transport links, including Headingley and Kirkstall train stations and great bus routes.







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Leasehold
Tenure TBC

Leasehold - 250 Years from 2018 Ground rent £250 pa Leasehold £1,740.00



Communal Entrance

Open Plan Lounge / Kitchen
14'4" x 13'1" (4.37m" x 3.99m")
Fitted wall and base units incorporating stainless steel sink unit, oven & hob with extractor and electric heater.

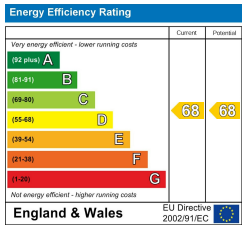
Bedroom One
14'4" x 10'2" (4.37m" x 3.10m")
Electric heater.

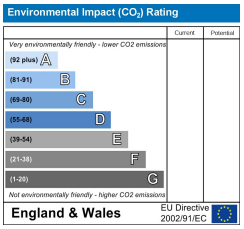


Shower Room
Three piece suite comprising shower cubicle, low flush wc, pedestal wash basin and electric heater.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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