Stoneacre Properties

Sandringham Drive

Leeds, LS17 8UJ

Offers Over £120,000

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Welcome to Sandringham Court, a beautifully presented apartment situated in the ever-popular and highly sought-after suburb of Moortown.

Combining generous proportions with a modern finish, this impressive two-bedroom, two-bathroom ground floor flat offers an exceptional opportunity for first-time buyers, downsizers, or investors seeking a property in a prime location.

The apartment boasts a thoughtfully designed layout, with well-proportioned rooms that create a comfortable and versatile living environment. The spacious living/dining/kitchen area provides the perfect setting for both relaxing and entertaining, while large patio doors complete with Juliette balcony invite an abundance of natural light, enhancing the sense of space throughout. The kitchen is both practical and stylish, offering ample storage and workspace to suit modern living.

Both bedrooms are of a good size, with the primary bedroom benefiting from its own en-suite bathroom. The second bedroom is equally well-sized, making it ideal as a guest room or home office. The property is finished with a half tiled 3-piece bathroom.

The development itself is well-maintained and popular among residents, offering a pleasant and welcoming environment and benefits from close proximity to a wide range of local amenities, including shops, cafes, and restaurants, as well as excellent transport links providing easy access to Leeds city centre and surrounding areas.

Entrance
Entering the property you're welcomed into the entrance hallway, with useful built in storage perfect for storing coats and shoes.

Living/dining/kitchen
Spacious open plan living/dining and kitchen space with double patio doors complete with Juliette balcony and space for a dining table.
The fitted kitchen is made up of wall and base units and benefits from breakfast bar seating.

Bedroom One
Good sized double bedroom laid to carpet, complete with built in wardrobe storage.

En-suite
The primary bedroom also boasts a 3 piece en suite bathroom comprising shower, WC and sink.

Bedroom Two
Double bedroom laid to carpet, perfect for 2nd bedroom or home office.

Bathroom
Half tiled bathroom comprising shower over bath, sink and WC, including useful built in storage cupboard.

External
Set within well maintained communal grounds. Property comes complete with a secure underground parking space with fob access.

Lease
We are advised by the vendor that the property is leasehold with an original term of 125 years from 1

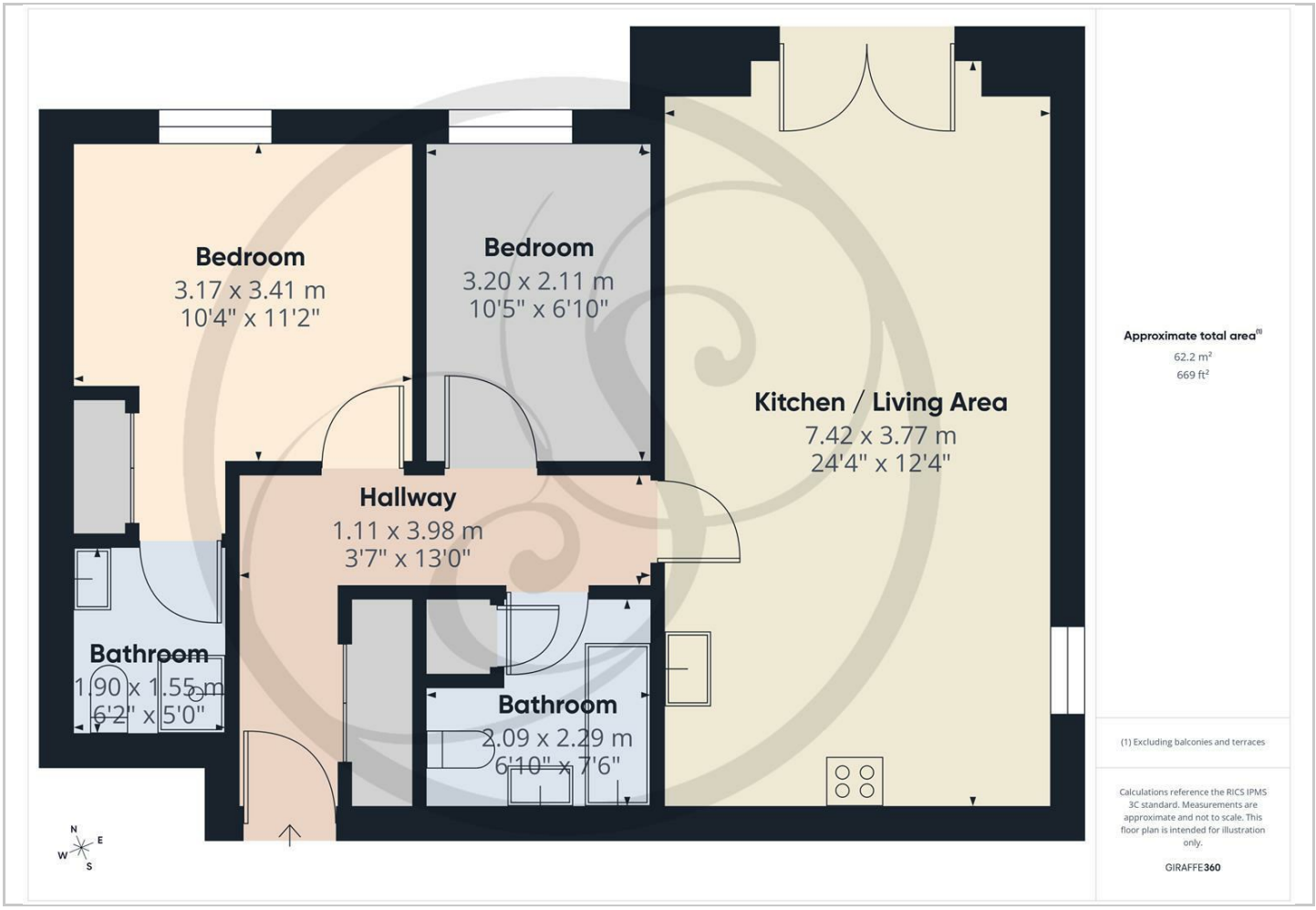
April 2006. The current service charge is £521 per quarter, this includes the ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.

Road Map

Hybrid Map

Terrain Map

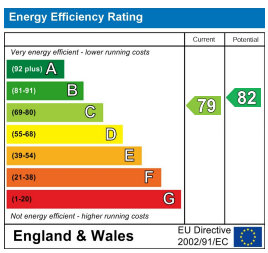
Floor Plan

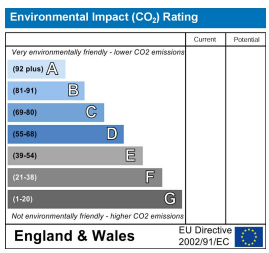


Viewing

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





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184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Tel: 0113 237 0999 Email: north@stoneacreproperties.co.uk https://www.stoneacreproperties.co.uk