



Sandbed Lawns, LEEDS LS15 8LQ

welcome to

Sandbed Lawns, LEEDS

IF you're in NEED of a SINGLE LEVEL living accommodation, why not consider this SUPERB GROUND FLOOR APARTMENT! With TWO BEDROOMS, this property is ready to move in to, and offers ramped access, and communal off street parking.



Entrance Hall

Having the entrance door, and a storage cupboard housing the hot water cylinder.

Lounge

With a window to the front aspect, a radiator, and an electric fire.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer, an electric oven with an electric hob, tiling to the splash areas, and a cooker hood over. Space for a washing machine and space for a fridge freezer. Double glazed window to the front.

Bedroom One

With a double glazed window, and a radiator.

Bedroom Two

Double glazed window, and a radiator.

Shower Room

Equipped with a shower cubicle, a wash hand basin, and a w.c set within a vanity storage unit, frosted double glazed window, and a heated towel rail.

Exterior

Externally the property has ramp access to the front, and a lawn, plus a garden to the rear.



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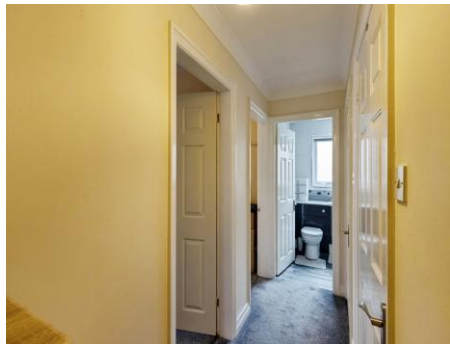
- Ground Floor Apartment
- Two Double Bedrooms
- Ramped Access
- Communal Parking
- Ideal For Those Looking To Downsize

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: 538.51

Ground Rent: 100.00

£135,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CGT111666 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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