



Sandbed Lawns, Leeds LS15 8LQ

welcome to

Sandbed Lawns, Leeds

This SECOND FLOOR APARTMENT is for sale with NO CHAIN and is READY to move in to! Offering TWO GOOD SIZE bedrooms, this COSY APARTMENT is exclusively for the OVER 55s and has COMMUNAL SOCIAL SPACE, plus PRIVATE RESIDENTS PARKING!



Entrance Hall

Having the entrance door leading from the communal hallway, a storage cupboard, and an electric heater.

Shower Room

Featuring a shower cubicle, tiling to all visible areas, a wash hand basin and a w.c. Also includes a heated towel rail and ceiling spotlights.

Bedroom One

Featuring a double glazed window to the front with a window seat, fitted wardrobe and an electric heater.

Bedroom Two

With a double glazed window to the front aspect, wardrobe, and an electric heater.

Lounge / Diner

Having a double glazed window to the side aspect, a feature fire place with an electric fire, surround, and hearth. Electric heater.

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 induction hob, tiling to the splash area, and an extractor unit over. Also includes a built in fridge and built in freezer, plus a washing machine.

Communal Areas

Communal facilities to the building include a drying / laundry room and a communal lounge.



view this property online williamhbrown.co.uk/Property/CGT111468



welcome to

Sandbed Lawns, Leeds

- Second Floor Apartment
- Residents Parking
- For Sale With No Chain
- Two Bedrooms
- Over 55s Residence

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1975.80

Ground Rent: 100.00

guide price

£137,500



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111468

This is a Leasehold property with details as follows; Term of Lease 199 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:
CGT111468 - 0006

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.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williamhbrown.co.uk