



9 Sandringham House Harrogate Road, Alwoodley, Leeds, LS17 7FH

Chain Free £305,000

190+ YEAR LEASE WITH ZERO GROUND RENT - NO CHAIN

Premier location with over 104 sq m (1127 sq ft) of internal accommodation. Set in large well-maintained grounds exclusively located behind remote controlled gates in this most sought after area. Close to the green belt of the Harewood Estate, five miles from Leeds city centre and close to four nationally known golf courses and the David Lloyd leisure centre.

A beautifully presented two bedroom, two bathroom spacious penthouse apartment built in 2008. The property benefits from video entry phone system, electric heating system, uPVC double glazing, entrance lobby, well-maintained reception hall, stairs to the upper floors, spacious private secure store room. EPC rating D. Accommodation briefly comprises hallway, superb and spacious open-plan living room and quality fitted kitchen, master bedroom with en-suite shower room and built in wardrobes, second bedroom with wardrobe, main bathroom with bath tub. Two secure allocated parking bays, visitor parking and large lawned grounds to the rear.

GROUND FLOOR

Remote controlled gates to the grounds and secure parking area. Secure door with video entry phone system to

ENTRANCE FOYER



Well maintained interiors, stairs to upper floors

SECOND FLOOR

Store cupboard for use by No 9. Private door to apartment No 9

HALL



Wood panelled floor, electric convection heater

BOILER ROOM

Store room with electric water immersion cylinder

SPACIOUS OPEN PLAN LOUNGE & KITCHEN

26'10" x 18'8" (8.2 x 5.7)



Comprising

LOUNGE



2 uPVC double glazed windows overlooking the rear garden, two electric convection heaters. Opening to the kitchen

LOUNGE



FITTED KITCHEN



Well presented range of fitted units of wood effect doors and front with black polished granite work tops. Integrated units include fridge/freezer, washing machine, dishwasher, oven and hob with extractor above, stainless steel 1.5 bowl sink with mixer tap and drainer, ceramic tiled floor

FITTED KITCHEN



MAIN BEDROOM SUITE

Comprising

BEDROOM

20'4" into bay x 12'1" (6.2 into bay x 3.7)



Built in wardrobes, drawers and bedside tables, electric convection heater, two uPVC double glazed windows to the front

BEDROOM



BEDROOM



EN-SUITE SHOWER ROOM

7'2" x 4'11" (2.2 x 1.5)



White suite of walk-in shower cubicle, low WC, pedestal wash basin, ceramic tiled floor, part ceramic tiled walls, heated towel rail

BATHROOM

8'2" x 6'2" (2.5 x 1.9)



White suite of panelled bath, low WC, pedestal wash basin, ceramic tiled floor, part ceramic tiled walls, heated towel rail

BEDROOM 2

15'5" x 9'2" (4.7 x 2.8)



Electric convection heater, built in wardrobes, uPVC double glazed window

OUTSIDE



Secure grounds with remote controlled gates, beautifully maintained grounds including excellent rear lawned communal garden

OUTSIDE



OUTSIDE



PARKING



OUTSIDE



The apartment has two allocated parking bays within the secure grounds. Additional shared visitor parking bays are also available

TENURE

Leasehold - 215 years from 2007 (approx 197 years remaining)
Ground rent - Nil
Service charge - currently £2392.30 per annum

COUNCIL TAX

Band D

HOW TO GET THERE



OUTSIDE



Sandringham House is situated on Harrogate Road midway between Sandmoor Drive and Sandmoor Avenue

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.



FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

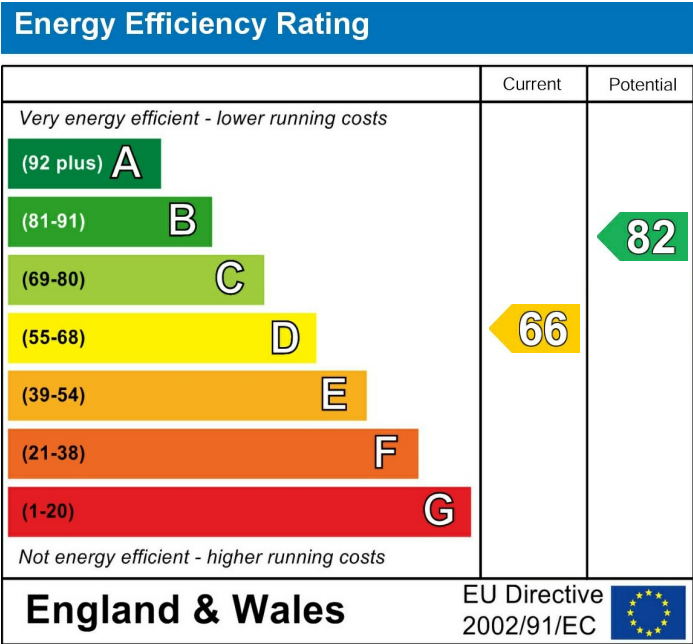
FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

PC - 17/09/2024 - 15/04/2025 - 14/05/2025 - 15/09/2025

Alan Cooke Estate Agents Ltd

Incorporated in England 6539351



Second Floor
 Approx. 104.7 sq. metres (1127.3 sq. feet)

