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10 Sandringham Drive, Alwoodley, Leeds, LS17 8DA

£125,000

Well located to travel routes and amenities. A well presented two bedroom ground floor apartment. uPVC double glazed and gas combi central heating system (new boiler installed in November 2024), EPC rating D. Accommodation includes private entrance, hall, living room, fitted kitchen, bedrooms with wardrobes, white suite bathroom with electric shower.

The property is well-located in the LS17 Sandringhams and offers popular, affordable accommodation to young professionals due to local Moortown amenities and travel routes to Leeds city centre and North Yorkshire.

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GROUND FLOOR
Timber glazed door to

HALL
Central heating radiator, cloak cupboard, store cupboard

LOUNGE
15'1" x 11'7" (4.61 x 3.55)

uPVC double glazed window to the front, double central heating radiator

KITCHEN
10'9" x 7'8" (3.3 x 2.35)

With range of fitted units and corresponding work tops, stainless steel sink with mixer tap and drainer, built in oven and microwave, 4-ring gas hob, plumbed for washing machine, double central heating radiator, uPVC double glazed door leading out to the rear

BEDROOM 1
11'7" x 12'4" (3.54 x 3.77)

uPVC double glazed window, built in wardrobes, central heating radiator

BEDROOM 2
10'3" x 11'2" (3.13 x 3.42)

Cupboard housing gas fired combi water and central heating boiler (installed in 2024), central heating radiator, uPVC double glazed window

BATHROOM

White bathroom comprising of panelled bath with wall mounted shower and clear shower screen, pedestal wash basin, low WC, ceramic tiled walls, double central heating radiator

OUTSIDE

Communal maintained grounds

TENURE

Leasehold - 215 years from 1976 (approx 166 years remaining)

COUNCIL TAX

Band B

HOW TO GET THERE

Approached from the Ring Road between Harrogate Road and Shadwell Lane, turn into Sandringham Gardens and then turn left into Sandringham Drive

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

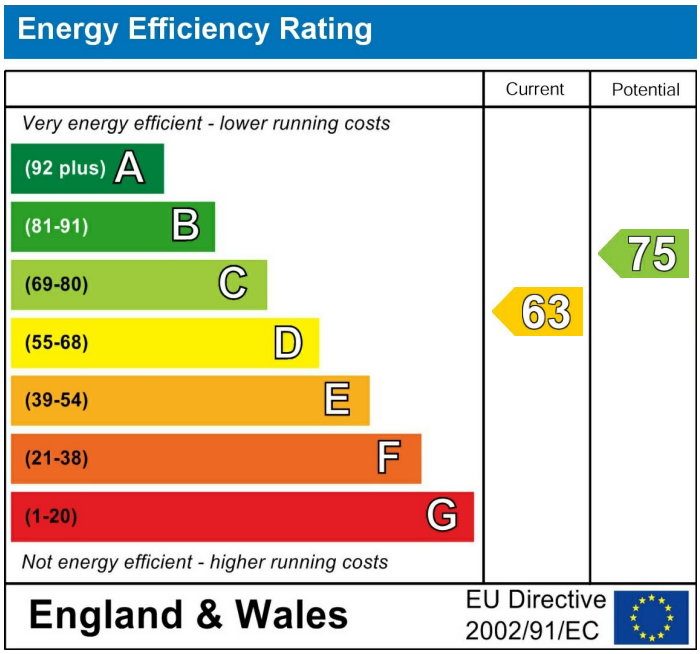
All measurements quoted are approximate.

FLOORPLAN

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

Alan Cooke Estate Agents Ltd

Incorporated in England 6539351



Ground Floor

Approx. 63.6 sq. metres (684.4 sq. feet)

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