

# www.alancooke.co.uk









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.



# **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) Service charge - currently £375.93 per annum Ground rent - Nil

## **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**

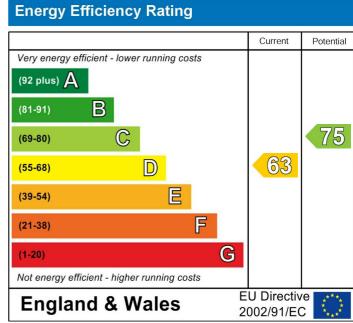
All measurements quoted are approximate.

# **FLOORPLAN**

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

# **Alan Cooke Estate Agents Ltd**

Incorporated in England 6539351









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









