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HERE TO GET *you* THERE

31 Sandmoor Green, Alwoodley, Leeds, LS17 7SB

Energy Rating: TBC | Council Tax Band: F

Asking Price £420,000

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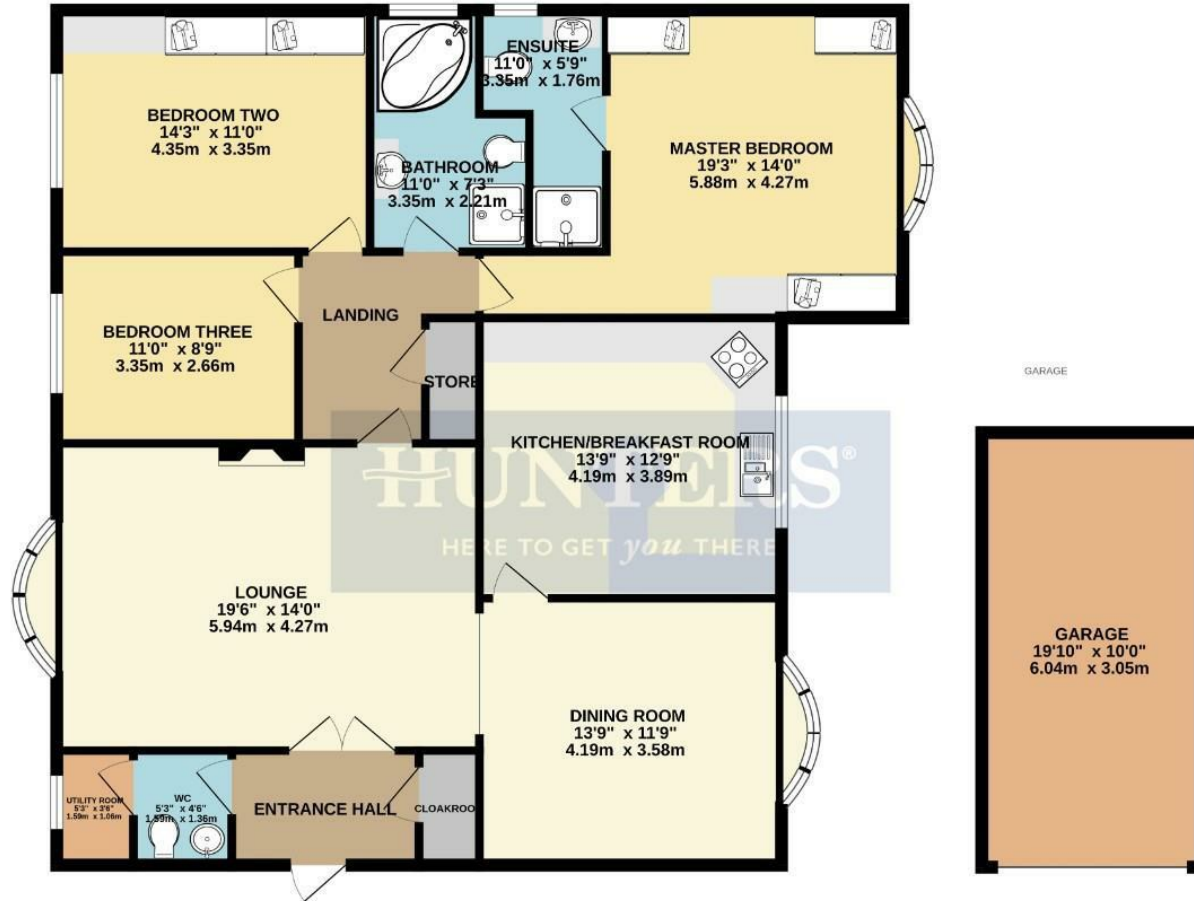
Asking Price £420,000

SUPERB FIRST FLOOR APARTMENT – THREE DOUBLE BEDROOMS – HOUSE BATHROOM AND ENSUITE SHOWER ROOM – IDEAL FOR ANYONE LOOKING TO DOWNSIZE – GUEST W/C AND UTILITY ROOM – COMMUNAL GARDENS – GARAGE – IN NEED OF MODERNISATION – ENORMOUS POTENTIAL – CUL-DE-SAC LOCATION IN ALWOODLEY

A fantastic opportunity for people looking to downsize or anyone looking well appointed space, this first floor, three bedroom, two bathroom, apartment, does need some modernisation but has enormous potential. Located on a quiet cul-de-sac in Alwoodley, the property is close to good and outstanding primary and secondary schools, shops, bars, restaurants, pubs, parks and transport links to name just some of the great amenities close by. There are communal gardens, guest parking and a garage, externally. Internally, it briefly comprises; entrance hall, cloak room, guest w/c, utility room, lounge, dining room, kitchen breakfast room, landing, store room, ensuite master bedroom, house bathroom and two further double bedrooms. Energy Rating - TBC

Hunters North Leeds 69 Street Lane, Leeds, LS8 1AP | 0113 268 0242
northleeds@hunters.com | www.hunters.com

FIRST FLOOR
1400 sq.ft. (130.1 sq.m.) approx.



SANDMOOR GREEN, ALWOODLEY, LEEDS, LS17 7SB

TOTAL FLOOR AREA : 1400sq.ft. (130.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Entrance Hall

8'9" (max) - 5'3" (max)

Radiator, door entry phone and double doors to the lounge.

Cloak Room

5'3" (max) - 2'9" (max)

Guest W/C

5'3" (max) - 4'6" (max)

Wash hand basin, radiator and w/c.

Utility Room

5'3" (max) - 3'6" (max)

Plumbing for washer and dryer.

Lounge

19'6" (max) - 14'0" (max)

Electric fire with surround, wall lights, radiator, bay window and opening to the dining room.

Dining Room

13'9" (max) - 11'9" (max)

Radiator and bay window.

Kitchen Breakfast Room

13'9" (max) - 12'9" (max)

Stainless steel sink with drainer, hob with extractor fan over, fridge freezer, double fan oven, dish washer, boiler, built in breakfast table, tiled splash back, radiator and a range of wall and base units.

Landing

8'6" (max) - 8'3" (max)

Radiator.

Store Room

5'6" (max) - 2'6" (max)

Master Bedroom

19'3" (max) - 14'0" (max)

Built in dresser, built in wardrobes, radiator and bay window.

Ensuite

11'0" (max) - 5'9" (max)

Tiled walls, shower cubicle with glass enclosure, heated towel rail, wash hand basin with pedestal under and w/c.

Bedroom Two

14'3" (max) - 11'0" (max)

Radiator, built in dresser and built in wardrobes.

Bedroom Three

11'0" (max) - 8'9" (max)

Radiator.

Bathroom

11'0" (max) - 7'3" (max)

Tiled walls, corner bath, radiator, shower cubicle with glass enclosure, heated towel rail, wash hand basin with pedestal under and w/c.

Garage


19'9" (max) - 10'0" (max)

Up and over garage door.

Communal Gardens

Grassed lawns, mature hedges, trees, bushes, flower beds, plants and shrubs.

Energy Efficiency Rating

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|--|----------------------------|---|
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









