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18 Sandmoor Court, Alwoodley, Leeds, LS17 7JY
Energy Rating: TBC | Council Tax Band: D
Offers Over £240,000

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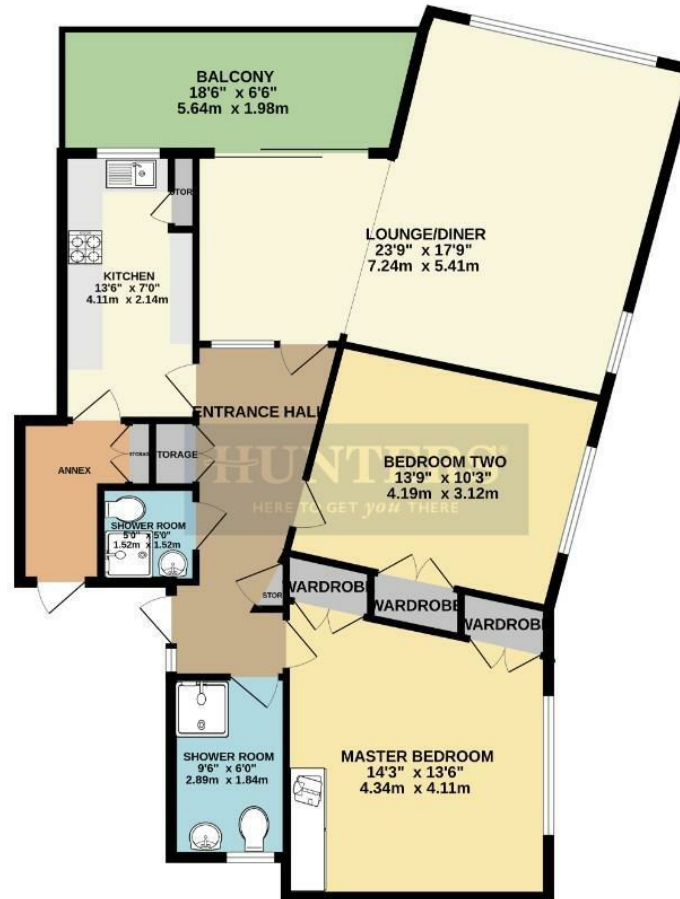
Offers Over £240,000

THIRD FLOOR APARTMENT – TWO DOUBLE BEDROOMS & TWO SHOWER ROOMS – LONG DISTANCE VIEWS FROM ALL SIDES – BALCONY – COMMUNAL GARDENS – OPEN PLAN LOUNGE DINING AREA & SEPARATE KITCHEN – GARAGE – LIFT TO ALL FLOORS – IDEAL FOR DOWNSIZERS – NO CHAIN

A terrific opportunity for those looking to downsize, first time buyers or anyone looking for a great chain free purchase in a well managed building, this two bedroom, third floor apartment is in need of some modernisation, but has great potential. Located in the heart of Alwoodley, the property is close to shops, bars, pubs, restaurants, transport links and other great amenities close by. There are communal gardens, an expansive balcony, parking and garage, externally. Internally, it briefly comprises; entrance hall, store room, lounge dining room, separate kitchen, two double bedrooms and two shower rooms. Energy Rating – TBC

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THIRD FLOOR
1085 sq.ft. (100.8 sq.m.) approx.



SANDMOOR COURT, ALWOODLEY, LEEDS, LS17 7JY

TOTAL FLOOR AREA: 1085 sq.ft. (100.8 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 (CO ₂) 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

16'9" (max) - 8'0" (max)

Radiator and door entry phone.

Store Room

2'6" (max) - 2'0" (max)

Lounge Dining Room

23'9" (max) - 17'9" (max)

Radiators, sliding doors to the balcony and multi aspect windows with long distance views

Balcony

18'6" (max) - 6'6" (max)

Separate Kitchen

13'6" (max) - 7'0" (max)

Gas hob with extractor over, double fan oven, store room housing the boiler, stainless steel sink with drainer, tiled splash back, radiator, door to the annex area and a range of wall and base units.

Master Bedroom

14'3" (max) - 13'6" (max)

Radiator and built in wardrobes.

House Shower Room

9'6" (max) - 6'0" (max)

Tiled floor, shower cubicle with glass enclosure, wash hand basin, radiator and w/c.

Shower Room

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

Fully tiled walls and floor, shower cubicle with glass enclosure, wash hand basin and w/c.

Bedroom Two

13'9" (max) - 10'3" (max)

Radiator and built in wardrobes.

Annex

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

Bin store, meter cupboard and access to the kitchen.

Garage

Up and over garage door.

Parking

On a first come first serve basis.

Communal Gardens

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
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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.









