

HUNTERS[®]

HERE TO GET *you* THERE



Sandmoor Court
Alwoodley, Leeds, LS17 7JY
Asking Price £275,000

 3  2  1  C

Council Tax: D

1100 sq.ft. (102.2 sq.m.) approx.

BALCONY
17'9" x 6'6"
5.41m x 1.98m

LOUNGE
17'9" x 13'0"
5.41m x 3.96m

DINING ROOM
9'9" x 9'0"
2.96m x 2.74m

KITCHEN
12'0" x 9'0"
3.66m x 2.66m

BEDROOM THREE
12'9" x 8'1"
3.89m x 2.46m

HALLWAY

BEDROOM TWO
13'0" x 9'10"
3.96m x 3.00m

WARDROBE

WARDROBE

WARDROBE

MASTER BEDROOM
14'3" x 13'0"
4.35m x 3.95m

SHOWER ROOM
8'0" x 6'3"0"
2.44m x 1.93m

CLOAKROOM

STORAGE

STORAGE

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HUNTERS
HERE TO GET YOU HOME

SANDMOOR COURT, ALWOODLEY LEEDS, LS17 7JY

TOTAL FLOOR AREA: 1100 sq.ft. (102.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, volumes, areas and any other data are approximate and are not necessarily taken for any legal or residential or environmental purposes. 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 quantity or efficiency can be given.

Made with Metreplan (S023)

Energy Efficiency Rating

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		
Current	75	77

Environmental Impact (CO₂) Rating

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		
Current	75	76

Please contact our Hunters North Leeds Office
on 0113 268 0242 if you wish to arrange a viewing appointment
for this property or require further information.

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

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

A terrific opportunity for those looking to downsize, first time buyer or anyone looking for a great chain free purchase in a well managed building, this three bedroom, third floor apartment is in great condition. 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, cloak room, store room, lounge, dining room, kitchen, three double bedrooms and two shower rooms. Energy Rating – C



Tenure: Leasehold
Lease Years Remaining:
Annual Ground Rent:
Review Period:
Review Increase:
Service Charge:
Shared Ownership:
Ownership Share:

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.

THINKING OF SELLING? 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.