

HUNTERS®

HERE TO GET *you* THERE



Sandringham Green

Leeds, West Yorkshire, LS17 8DJ

£1,300 Per Month



Council Tax: A



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Entrance Hall

8'0" (max) - 7'6" (max) (2.44m (max) - 2.29m (max))
Storage under the stairs, stairs to the upper level and built in cloak room.

Lounge Dining Room

19'3" (max) - 10'9" (max) (5.87m (max) - 3.28m (max))
Radiators, double aspect windows and under floor heating.

Kitchen

11'6" (max) - 8'0" (max) (3.51m (max) - 2.44m (max))
Composite sink with drainer, five ring gas hob with extractor over, fan oven, microwave, fridge freezer, plumbing for a washing machine, tiled splash back, under floor heating, door to the exterior and a range of wall and base units.

Store Room

4'3" (max) - 3'6" (max) (1.30m (max) - 1.07m (max))
Housing the boiler.

Landing

9'0" (max) - 6'0" (max) (2.74m (max) - 1.83m (max))
Stairs to the lower level.

Master Bedroom

15'3" (max) - 9'0" (max) (4.65m (max) - 2.74m (max))
Radiator and built in wardrobes.

Store Room

4'3" (max) - 3'0" (max) (1.30m (max) - 0.91m (max))

Bedroom Two

12'3" (max) - 10'0" (max) (3.73m (max) - 3.05m (max))
Radiator and built in storage.

Shower Room

7'6" (max) - 5'9" (max) (2.29m (max) - 1.75m (max))
Fully tiled walls and floor, wash hand basin with pedestal under, radiator, shower cubicle with glass enclosure and w/c.

Front Garden

Mature hedges and walkway to the rear gardens.

Driveway

Gated and with parking for at least one vehicle.

Outdoor Store Shed

Rear Garden

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

SEMI-DETACHED HOUSE – TWO DOUBLE BEDROOMS – GREAT FOR ANY ONE LOOKING TO APPLY FOR HIGHFIELD PRIMARY SCHOOL – OVER THE ROAD FROM COMMUNAL GREEN – GARDENS TO THE FRONT AND REAR – DRIVEWAY – BRICK BUILT SHED – PART FURNISHED - AVAILABLE NOW – HOLDING DEPOSIT REQUIRED

Available now and port finished, this two bedroom semi-detached house is in great condition. Located across from a communal green in Alwoodley, the property is ideal for anyone looking to apply for Highfield Primary School as well as being close to shops, bars, cafes, restaurants and transport links to name just some of the great amenities close by. There are gardens to the front and rear, a driveway and brick build storage shed, externally. Internally, it briefly comprises; entrance hall, lounge dining room, store room and kitchen on the ground floor. On the first floor there are two double bedrooms, landing and shower room. Energy Rating - D



Road Map



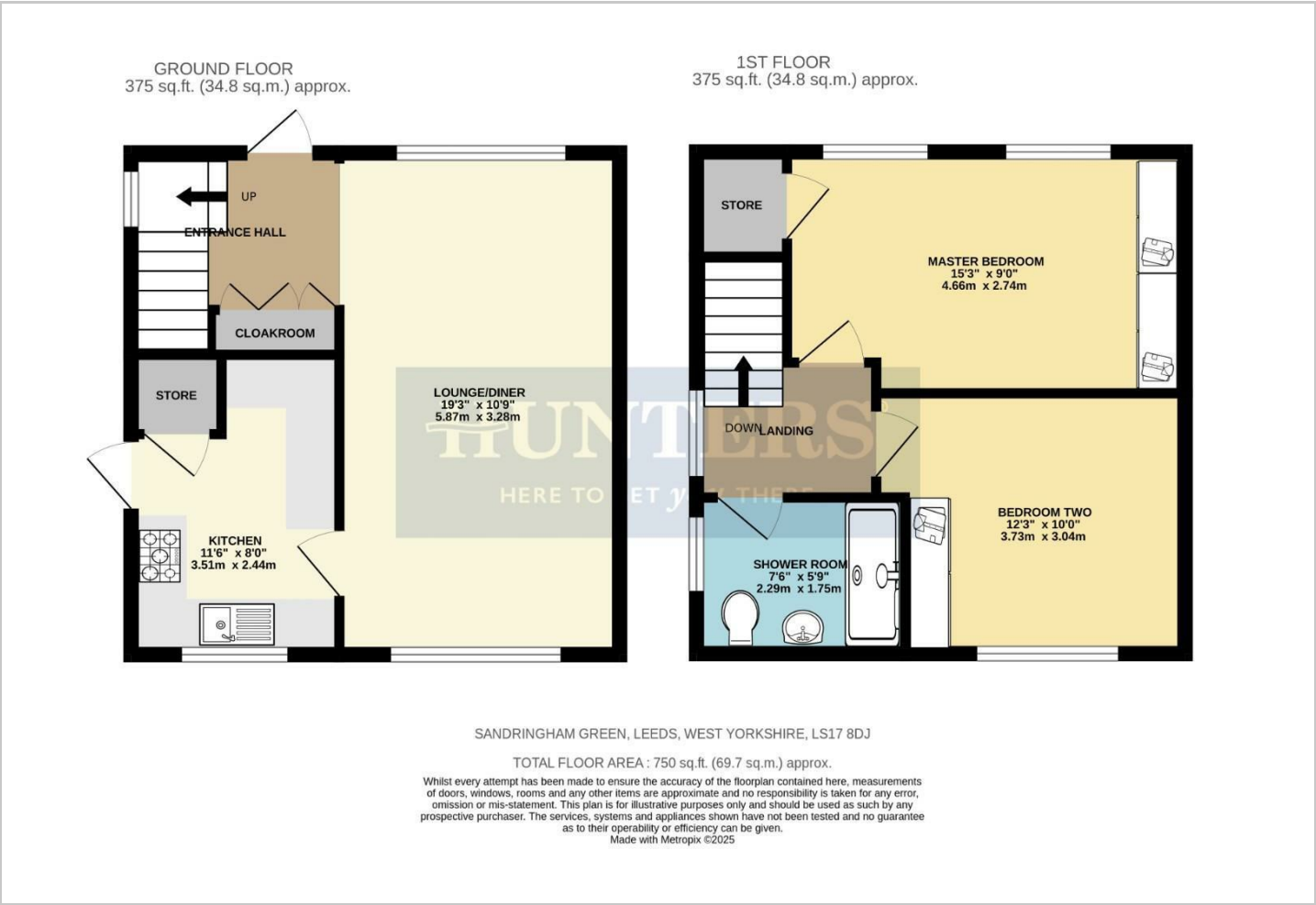
Hybrid Map



Terrain Map



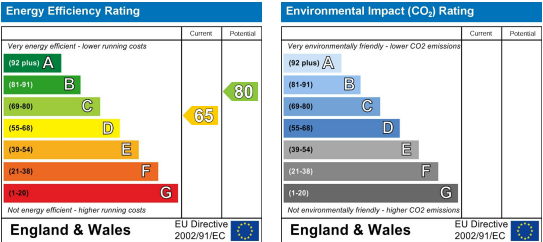
Floor Plan



Viewing

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

Energy Efficiency Graph



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.