



**Stoneacre**  
Properties



**Sandbed Lawns, Leeds, LS15 8LQ**

**£125,000**

\*\*\*Over 60's retirement development\*\*\* Offered to the market is this spacious beautifully presented first floor flat located on Sandbed Lawns, Leeds. This property is situated in a sought after located close to all local amenities including: shops, schools and transport links making daily life easier. The property comprises of: entrance, lounge/diner, kitchen, bedroom and a bathroom. Externally the property benefits from communal gardens to the front and rear. The property has allocated parking space to the rear. To arrange your viewing please contact the office today.

## ENTRANCE

Storage cupboard. Heater.

## LOUNGE/KITCHEN/DINER



Double glazed window to the rear elevation. Heater. Space for dining table and chairs. Wall and base units. Integrated oven with electric hob and extractor fan above. Plumbing for washing machine. Sink and drainer.

## BEDROOM



Double glazed window to the rear elevation. Heater. Fitted wardrobes.

## BATHROOM



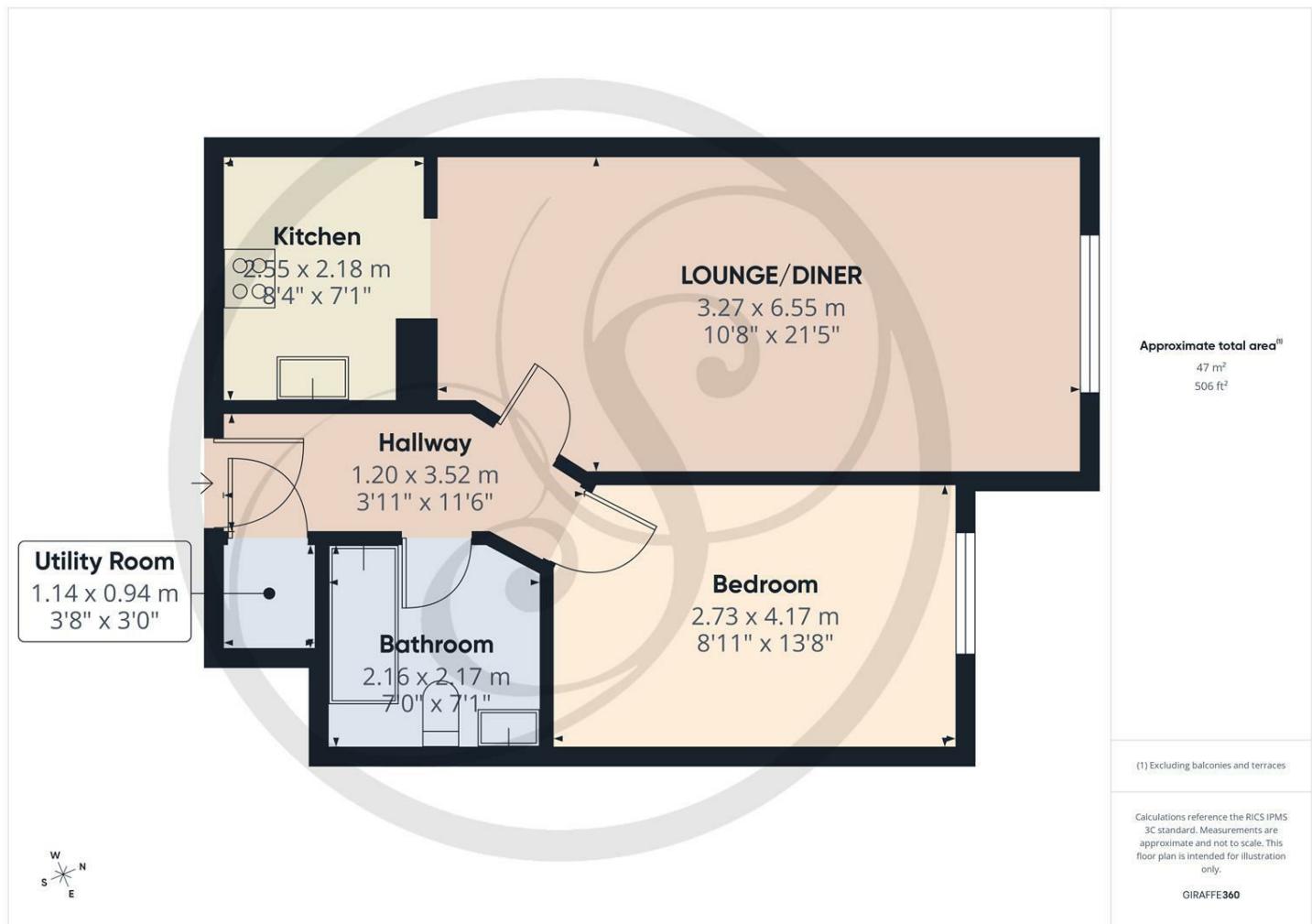
Bath with shower above. Low flush w.c. Wash hand basin with storage.

## EXTERNAL

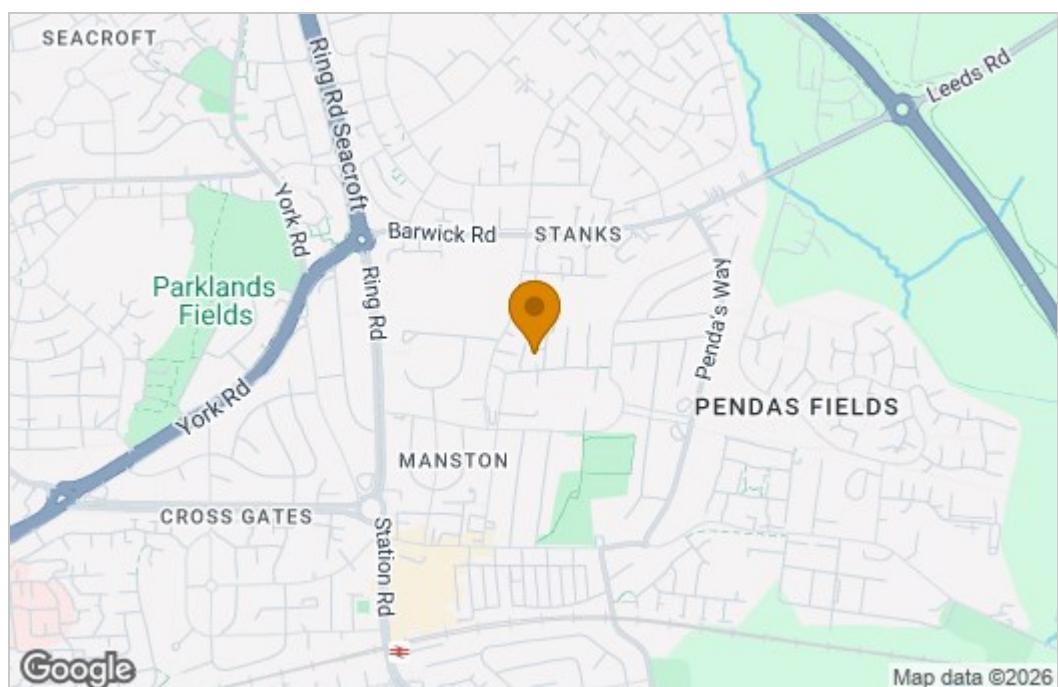


Communal gardens. Allocated parking to the rear.

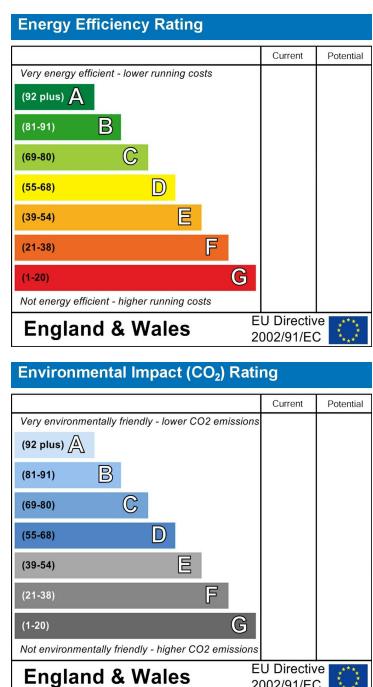
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

