



Stoneacre  
Properties



## Sandmoor Avenue

Leeds, LS17 7DR

£260,000



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## Entrance

Intercom entry system provides access to the block and stairs take you up to the first floor. Upon entering the apartment you are welcomed into the entrance hallway which offers access throughout the property including to a spacious storage cupboard.

## Kitchen/Living/Diner

The real heart of this property is the spacious open plan living space that accommodates a spacious sitting/living area, a formal dining area, and a modern kitchen complete with integrated appliances including dishwasher, washing machine, double oven, microwave, undermounted fridge and freezer, and gas hob with extractor above. This superb space means everyone can come together to socialise. The room is finished with laminate flooring, the kitchen has a tile floor, and 3 velux windows and a traditional window, so the kitchen/living/diner is really bright and airy.

## Bedroom 1

The primary bedroom follows suit from the kitchen/living/diner, and offers an enormous amount of space and natural light. The room is laid to carpet and in its current set up accommodates a large king size bed, sitting area with full size sofa, and a dressing table. The room is also complete with an en-suite bathroom.

## En-suite

Modern bathroom comprising walk in rainfall shower, toilet and sink.

## Bedroom 2

Second spacious bedroom laid to carpet and boasting fitted mirrored wardrobes.

## Bathroom

Main property bathroom features shower over bath, toilet, sink and towel radiator. Part tiled.

## External

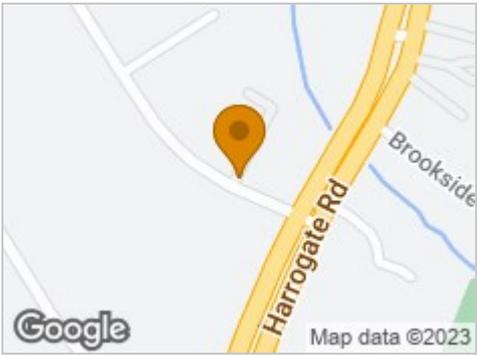
Externally, the property boasts well maintained communal grounds, secure gated entry, and an allocated parking space.

## Lease

We are advised by the vendor that the property is leasehold with a term of 110 years remaining. The current service charge is approximately £1991.62 per annum and the ground rent is £312.96 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map



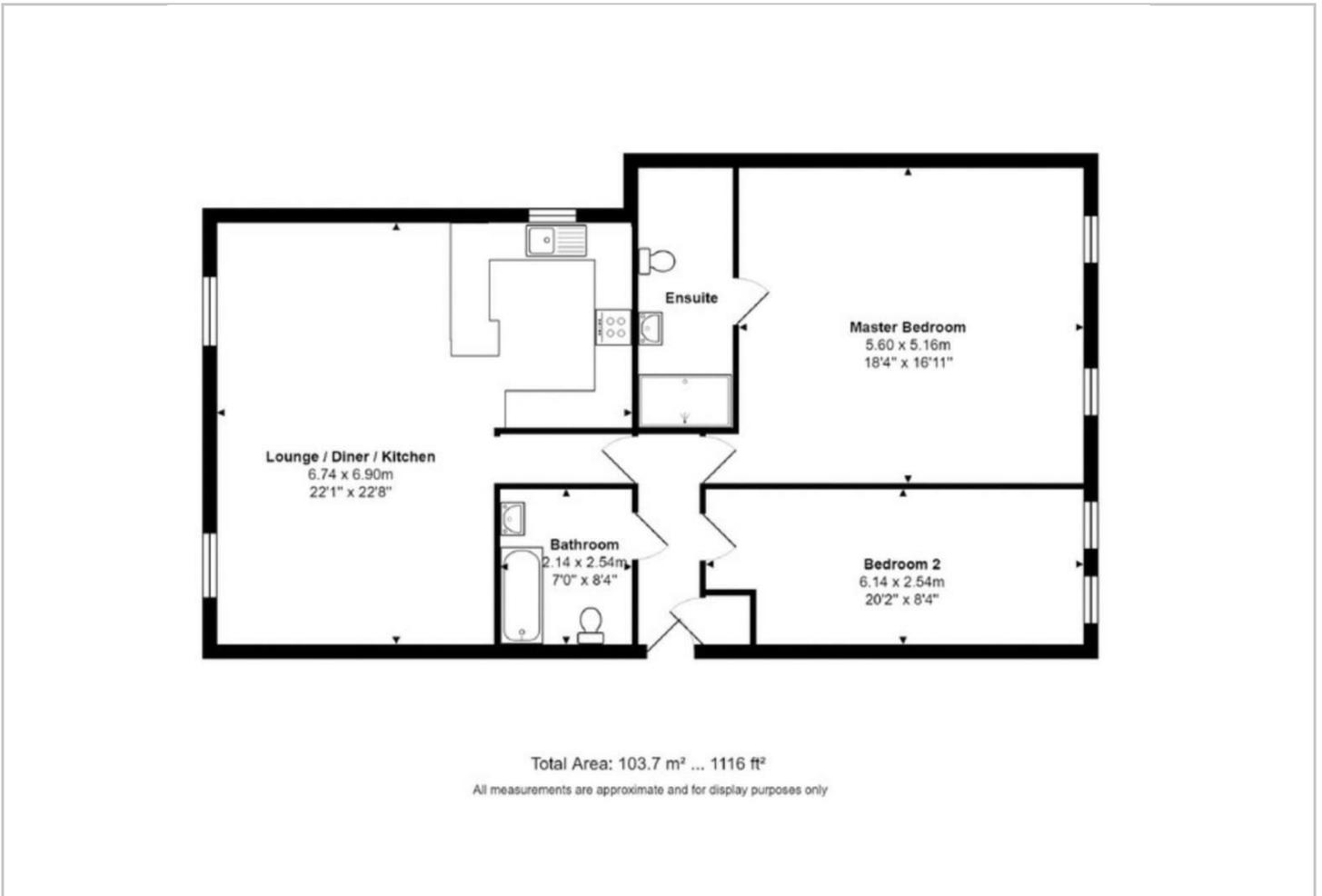
## Hybrid Map



## Terrain Map



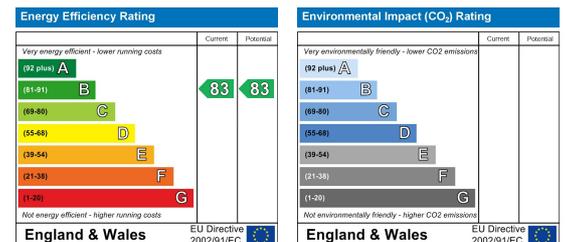
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.