



Stoneacre  
Properties



## Wood Moor Court

Sandmoor Avenue, Leeds, LS17 7DR

£269,500



# Wood Moor Court

Sandmoor Avenue Leeds, LS17 7DR

£269,500



## Entrance

Intercom entry system provides access to the block. The flat is situated on the second floor. Entering the flat you are welcomed in to the hallway which offers access to the kitchen, both bedrooms, the house bathroom, and the lounge.

## Lounge

This spacious and well presented lounge/diner is complete with laminate flooring and is neutrally decorated. A glass door leads out to the balcony. Ample space is offered for a seating area as well as a formal dining space. The room is bright and airy and laid to carpet.

## Kitchen

Modern kitchen is made up of wall and base units and complete with integrated double oven, gas hob with extractor above, sink with drainer, dishwasher, microwave and fridge and freezer.

## Bedroom 1

The large double bedroom has a fully fitted carpet. The bedroom features fitted wardrobes and leads through to a newly installed en-suite bathroom.

## En-suite

This well finished and tiled en-suite bathroom to bedroom 1 has recently been updated and comprises walk in shower, sink, toilet.

## Bedroom 2

Second generous sized double bedroom has a fully fitted carpet and a built in wardrobe with glass sliding doors.

## Bathroom

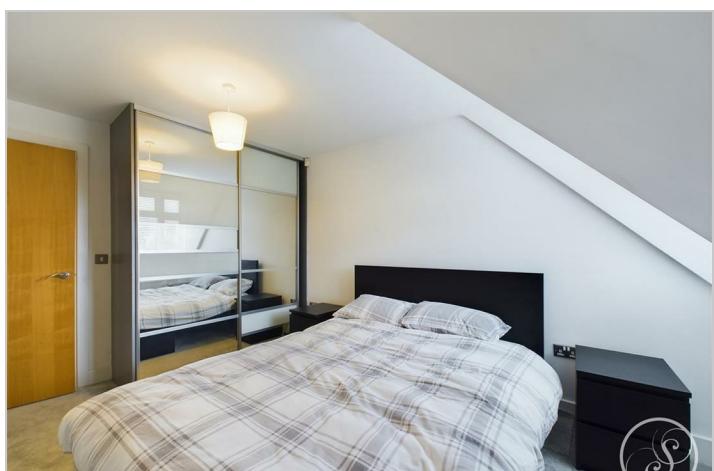
Newly updated tiled bathroom comprises shower over bath with glass shower screen, toilet, and floating vanity sink.

## External

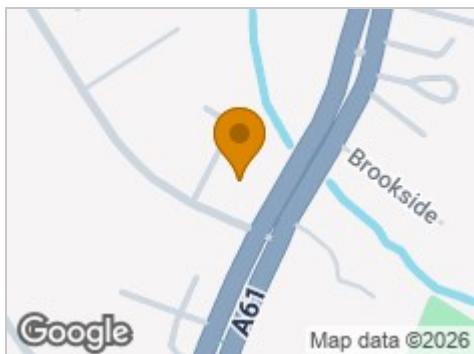
The property sits within well maintained communal grounds. The property comes with one allocated parking space.

## Lease

We are advised by the vendor that the property is leasehold with a term of 104 years remaining. The current service charge is approximately £1669.02 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



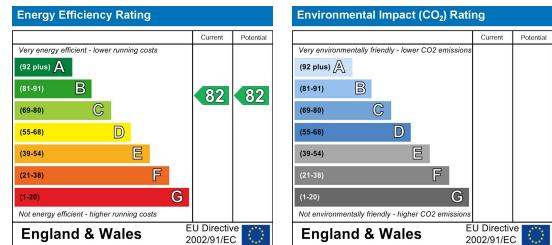
## Floor Plan



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