



Energy Efficiency 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	
	77
	57
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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Stoneacre Properties

Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
LS7 4NZ

0113 237 0999
north@stoneacreproperties.co.uk
www.stoneacreproperties.co.uk



Sandringham Drive, LS17 8DA

£925 Per Month

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

Welcome to this charming second floor flat located on SANDRINGHAM DRIVE in the desirable area of Leeds LS17. This UNFURNISHED flat features two well-proportioned bedrooms (One bedroom including bed frame). The spacious living room is complemented by large open windows, bringing in an abundance of natural light. One of the standout features of this flat is the shared large back garden, which provides a wonderful outdoor space for residents to enjoy. Situated in a pleasant neighbourhood, this property is conveniently located near local amenities, schools, and transport links, making it easy to access everything you need. In summary, this two-bedroom ground floor flat on Sandringham Drive presents a fantastic opportunity for those looking for a comfortable and practical living space in Leeds. Don't miss the chance to make this lovely flat your new home.

AVAILABLE NOW!

- 2 BEDROOM
- 1 BATHROOM
- SPACIOUS LIVING ROOM
- SHARED BACK GARDEN
- COUNCIL TAX - B
- EPC - D
- AVAILABLE NOW!

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Telephone: 0113 237 0999 Email: north@stoneacreproperties.co.uk

www.stoneacreproperties.co.uk

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