



MORFITT SHAW

Independent Estate Agents

Sandringham Gardens, Alwoodley



An attractive and well presented first floor apartment, providing spacious two double bedroom accommodation including refitted kitchen and bathroom, and enjoying a peaceful position on a small cul de sac. Ideally located for local amenities and access to Leeds centre, and perfect for an investor.

**Offers over £124,950
Tenanted until October 2007**

Morfitt Shaw Ltd, 80 Street Lane, Leeds, LS8 2AL
Tel : 0113 393 0113 Fax : 0870 220 3169
info@morfittshaw.co.uk www.morfittshaw.co.uk
Company registration no. 04859434.

Introduction

A spacious first floor two double bedroom apartment, with refitted kitchen and bathroom and currently let until October 2007. The accommodation comprises; entrance lobby, landing, sitting room, dining area, refitted kitchen, two double bedrooms and refitted bathroom. The property occupies a popular and quiet head of cul de sac position and is well worth an early viewing.

Alwoodley is a highly regarded area, with excellent amenities and many regular bus services to Leeds centre. An early viewing is recommended.

Accommodation

With gas central heating, PVCu double glazing and security alarm system.

To the ground floor: Entrance lobby

Half glazed PVCu entrance door. Ceiling light and staircase to the first floor.

To the first floor: Landing

Ceiling light and access to the loft.

Spacious sitting room 15'5 x 11'9

Bay window to the front, ceiling light and coving. TV point. Wall mounted gas fire. Leading to:

Dining area 9'5 x 6'

Window to the front. Ceiling light and coving, wood effect laminate flooring. In some flats, this space has been converted in to a third bedroom.

Refitted kitchen 12' x 7'8

Windows to the side and rear. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Integrated gas hob with extractor over and oven under, space for undercounter fridge and plumbing for washing machine. 1 ½ bowl stainless steel sink unit with mixer tap. Ceiling light, useful cupboard and ceramic tiled floor.

Bedroom 1 12'8 x 9'6

Window to the front, ceiling light and cupboard.

Bedroom 2 11'1 x 9'4

Window to the rear, ceiling light and coving. Useful cupboard.

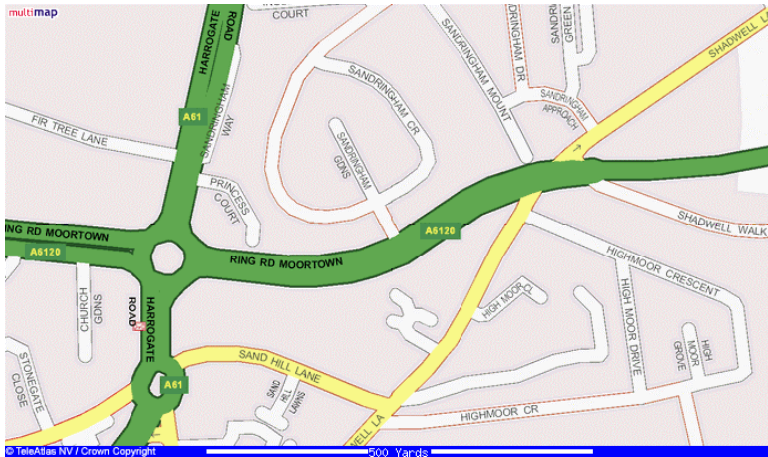
Refitted bathroom

Obscured window to the rear. Panelled bath with electric shower over, low suite wc and pedestal wash basin. Fully tiled walls, heated towel rail and ceiling light. Airing cupboard.

Outside

The property is set within shared lawned grounds with privet hedging.

Directions



From our office turn on to Roman Avenue down the side of our office and take a left on to the Ring Road. Continue through the Shadwell Lane lights and take a right on to Sandringham Approach. Continue ahead on to Sandringham Gardens and the property is on the right hand side.

Agent's notes : The property is leasehold. All mains services are provided. Viewing strictly by appointment only.

Conveyancing: Recently, we conducted a survey of over forty conveyancers in the Leeds area. We used these results to appoint three local solicitors to our panel. All three were placed in the best eight for lowest fees. As well as offering good value for money, they are crucially, very reliable, quick and effective. Please call us for details.

Residential & buy-to-let mortgages: We can help you whatever your requirements and circumstances, whether you are a first time buyer, or wishing to remortgage to a preferential rate. For the convenience of purchasers, whether buying through us or not, we have researched the market on your behalf, and appointed an excellent local independent mortgage consultants, authorised and regulated by the Financial Services Authority. They can provide preferential financial products, from major names, which are not available through other channels such as retail, direct marketing or even the internet.

Are you selling? We offer free, no obligation valuation and market appraisals. Please call us on 0113 393 0113. **Morfitt Shaw opening times :** Monday–Saturday 9.00-5.30, and open until 8pm on Wednesday, Sunday 12.00–3.00pm.

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Big enough to impress, small enough to care.