



MORFITT SHAW

Independent Estate Agents

Sandringham Crescent, Alwoodley



An attractive and well presented first floor apartment, providing spacious two double bedroom accommodation, and enjoying a peaceful position on a sought after development. Ideally located for local amenities and access to Leeds centre, and perfect for an investor or first time buyer.

£124,950

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Introduction

A spacious two double bedroom apartment, well presented and ready for immediate occupation. Situated on the first floor and peacefully located, this excellent property is ideal for the investor or first time buyer. The accommodation comprises; entrance hall, sitting room, refitted kitchen, two double bedrooms and bathroom.

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 and PVCu double glazing.

To the ground floor: Entrance hall

Hardwood entrance door, staircase to the first floor and ceiling light.

To the first floor: Landing

Ceiling light and access to the loft.

Sitting room 15'5 x 11'7

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

Dining area 9'4 x 7'

Window to the front, ceiling light and coving.

Refitted kitchen 12'4 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 freezer and plumbing for washing machine. Stainless steel sink unit with mixer tap, ceiling light and pantry.

Bedroom 1 12'6 x 10'3

Window to the front, ceiling light and fitted wardrobe.



Bedroom 2 11'5 x 9'6

Window to the rear, ceiling light.



Bathroom

Obscured window to the rear. Panelled bath with thermostatic shower over, low suite wc and pedestal wash basin. Fully tiled walls and ceiling light.



Outside

The property is set within lawned grounds with established trees.

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. Turn right on to Sandringham Crescent 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.