



MORFITT SHAW

Independent Estate Agents

Sandringham Gardens, Alwoodley



A two double bedroom ground floor apartment set within attractive, maintained grounds and providing an excellent opportunity to generally refit and update to suit modern requirements. An early viewing is highly recommended.

£122,500 – No chain

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Introduction

A spacious two double bedroom apartment, providing an ideal opportunity to update and refit to suit modern requirements. Situated on the ground floor and peacefully located on a small cul de sac this excellent property is ideal for the investor or first time buyer. The accommodation comprises; entrance hall, sitting room, 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

Obscure glazed PVCu front entrance door, ceiling light and cloaks cupboard. Store cupboard.

Sitting room 15'3 x 11'8

Bay window to the front, ceiling light and TV point. Gas fire set within a tiled fireplace.

Kitchen 10'10 x 7'9

Window to the rear and obscure glazed PVCu rear entrance door. Fitted with base and wall cupboards, laminate work surfaces and part tiled walls. Gas cooker point and stainless steel sink unit with mixer tap.

Bedroom 1 12'5 x 11'7

Window to the front and ceiling light. Fitted wardrobes and telephone point.

Bedroom 2 11'3 x 10'4

Window to the rear and ceiling light. Recessed cupboard.

Bathroom

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

Outside

The property is set within attractive, maintained lawned gardens with stocked flower borders and mature trees.

