



8 SANDMOOR GREEN, LS17 7AB

£565,000
FREEHOLD

A superbly renovated three-bedroom apartment occupying an enviable position in the sought-after Sandmoor Green area of Alwoodley. Beautifully presented throughout, the property offers a stylish contemporary interior with an impressive kitchen and dining space at its heart, complete with a substantial central island and excellent entertaining space. A separate lounge provides a more relaxed reception area, whilst the principal bedroom benefits from a private en-suite, complemented by two further bedrooms and a family bathroom. A dedicated utility area adds further practicality, creating a beautifully finished and versatile home in one of North Leeds' most desirable residential locations.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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