



9 SANDMOOR GREEN

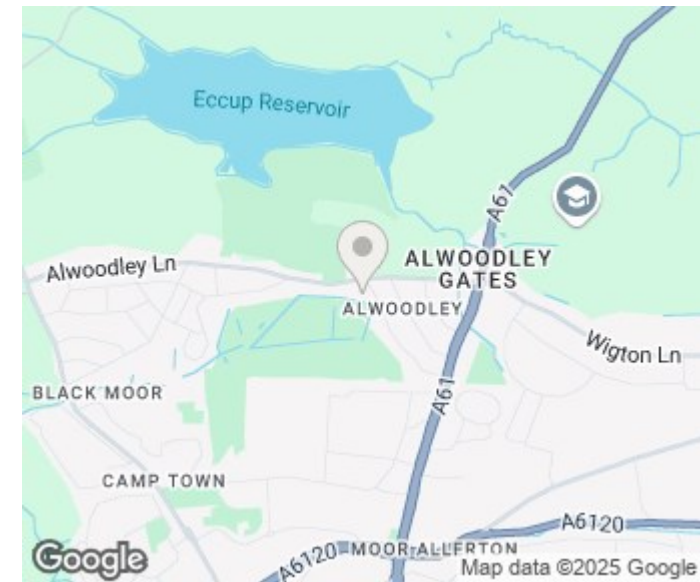
LEEDS, LS17 7SB

£599,950
LEASEHOLD - SHARE OF FREEHOLD

This beautifully updated ground floor apartment in the exclusive Sandmoor Green development offers stylish, low-maintenance living in a peaceful, green setting. With a brand-new kitchen, south-facing patio, and no onward chain, it's ready to move into and enjoy. A rare opportunity in a prime North Leeds location - early viewing is highly recommended.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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	

Approx. Gross Internal Floor Area 1555 sq. ft / 144.45 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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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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