



## 19 SANDMOOR MEWS

LEEDS, LS17 7SA

£385,000  
FREEHOLD

This is a sensational, spacious and modern two bedroom apartment in a fantastic location with a garage.  
Don't miss out!

MONROE

SELLERS OF THE FINEST HOMES

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- Chain Free • Two bedrooms • Modern throughout • Fully fitted kitchen • Spacious and light • Fantastic location • Amenities • Garage • share of the freehold • countryside walks



## REASONS TO BUY

- Spacious apartment
- Two double bedrooms
- Generous boarded loft with access via step ladder
- Parking
- Garage
- Highly sought after location

Monroe is pleased to offer this modern and spacious two bedroom first floor apartment is situated on the highly sought after Alwoodley.

As you enter this property, there is the immediate benefit of a guest WC and cloak storage. The spacious apartment has a breakfast kitchen, dining room, living room and benefits from lots of natural light.

The kitchen is modern and is fully fitted with integrated appliances. There are two generous bedrooms, which include fitted wardrobes and a contemporary bathroom to include bath and shower. Access to the loft is via the pull down ladder, this space is boarded and offers ample storage.

Externally this superb property benefits from off street parking, garage with electric roll up door and well maintained communal gardens. The communal entrance

are well maintained.

Service Charge - £220 Per Month

Ground Rent £0

Share of freehold

## ENVIRONS

Situated on the highly sought after Sandmoor Lane in Alwoodley. A short walk from Harrogate Road (A61) which hosts several useful amenities including a convenience store, Italian restaurant Amici and The Lord Darcy. Sandmoor Lane is also a short drive from the amenities of Moortown Corner which include a wide variety of shops, dentists, doctors and Marks & Spencers food hall. Harrogate Road also provides excellent links to both Leeds City Centre and Harrogate by car and public transport.

## SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

## LOCAL AUTHORITY

Leeds City Council



## TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

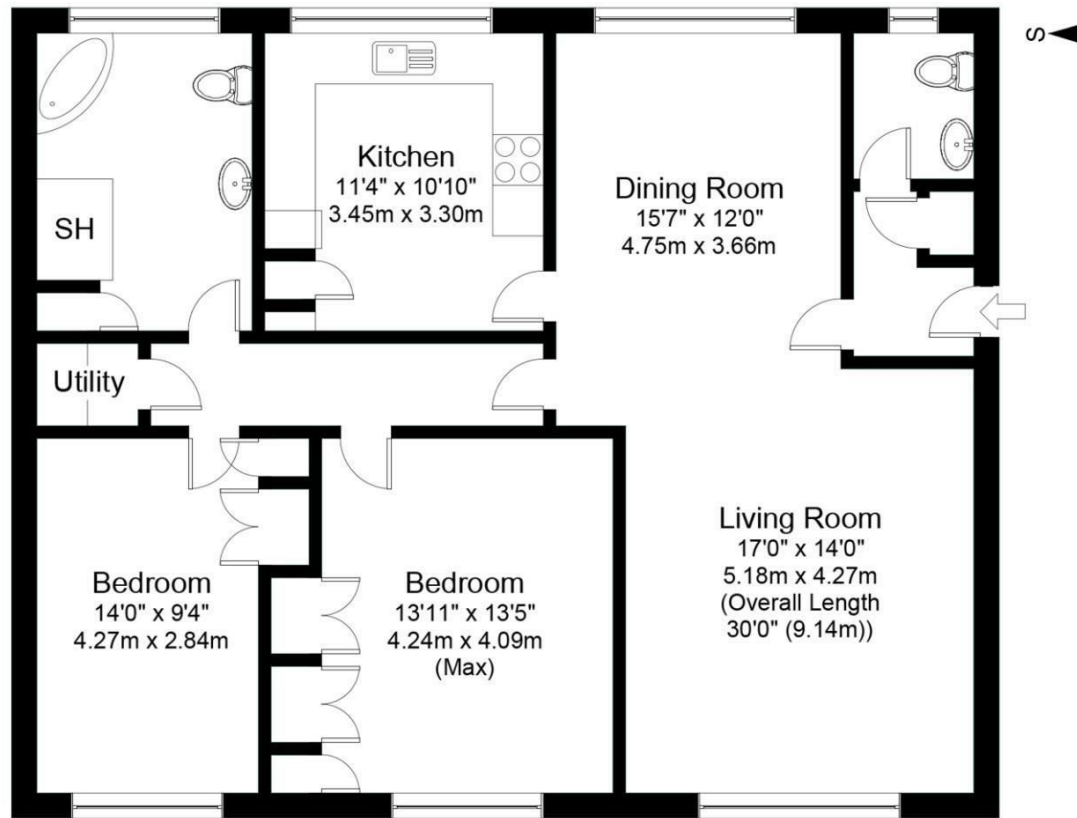
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1141.00 sq ft

**Tenure** – Freehold





Gross internal floor area (approx.): 106.0 sq m (1,141 sq ft)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

Alwoodley Sales  
716 King Lane Alwoodley  
Leeds  
West Yorkshire  
LS17 7BA

0113 870 4443  
hello@monroeestateagents.com  
www.monroeestateagents.com

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