



Sandringham Crescent, Leeds LS17 8DE

welcome to

Sandringham Crescent, Leeds

A well-maintained first-floor flat offering ready to move into accommodation, featuring two double bedrooms & neutral décor throughout. Enjoy access to a lovely communal garden and benefit from a convenient location close to local amenities and transport links. Offered for sale with no onward chain.



Living Room

A spacious room with ample space for free standing furniture.

Dining Room

With space for a table and chairs.

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for all other appliances.

Bedroom One

A double bedroom with space for free standing furniture.

Bedroom Two

A double bedroom with space for free standing furniture.

Shower Room

Fitted with a three piece suite comprising a shower cubicle, wc and hand basin.

Outside

There is access to well maintained communal gardens with a private shed.



view this property online williamhbrown.co.uk/Property/MRT107597



welcome to

Sandringham Crescent, Leeds

- FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- NEUTRAL DECOR THROUGHOUT
- WELL MAINTAINED
- LOVELY COMMUNAL GARDEN

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 350.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 24 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



view this property online williamhbrown.co.uk/Property/MRT107597



Property Ref:
MRT107597 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



william h brown



0113 269 6226



moortown@williamhbrown.co.uk



406 Harrogate Road, LEEDS, West Yorkshire,
LS17 6PY



williamhbrown.co.uk