



Sandbed Lawns | Crossgates | LS15 8LQ

£135,000

Two Bedroom Retirement Apartment | Council Tax Band C | Epc rating tbc

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**\*\*\* TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT - NO CHAIN!\*\*\***

A superb retirement development for the over 60's offering a 24 hour emergency contact system, a part time warden, a communal lounge, laundry room and residents parking. This second floor apartment is sold with no chain and is IMMACULATELY presented with PVCu double-glazed windows and electric storage heating throughout.

The accommodation briefly comprises; communal entrance hall with security phone, passenger lift to all floors, a private entrance hall with large storage room, a spacious lounge and separate dining area with natural light flooding in from the side aspect. The fitted kitchen offers space for a washing machine and an integrated under counter fridge (the sellers inform us this is not currently working) and integrated cooking appliances. The two double bedrooms are both fitted with wardrobes so there is ample storage and a spacious shower room completes the accommodation.

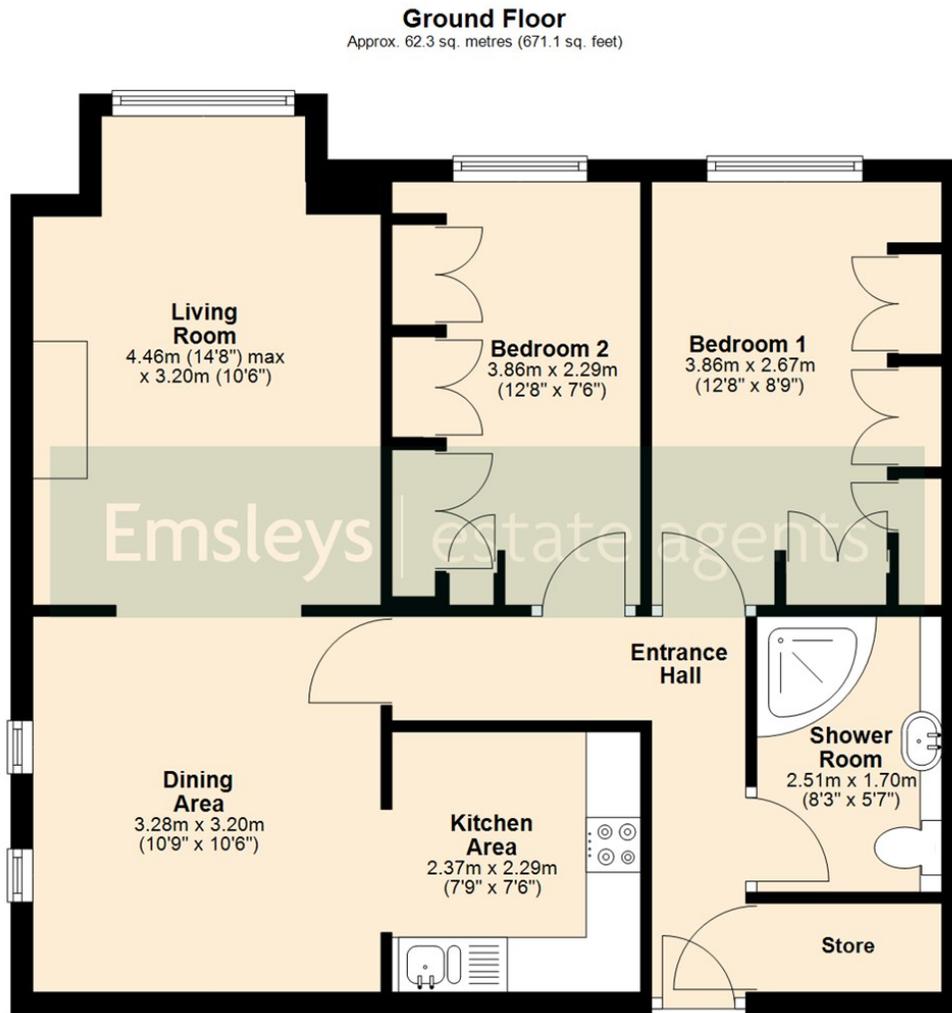
To the outside are well tended communal gardens and a large parking area.

Crossgates is a popular location situated to the east of Leeds offering many local attractions and amenities including a selection of schools for all ages, local parks and shopping facilities, restaurants and overnight stay facilities can be found in Crossgates, Halton & Colton. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links, the outer Ring Road, a train station and good bus routes to the city and surrounding areas.

**\*\*\* Call now to arrange your viewing \*\*\***







Total area: approx. 62.3 sq. metres (671.1 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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