



Sandbed Lawns | Crossgates | LS15 8LQ

2 Bedroom Retirement Apartment | Council Tax Band C | Epc rating C

Asking Price  
£120,000

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**\*\*\*TWO BEDROOM SECOND FLOOR APARTMENT WITH MODERN SHOWER ROOM - NO CHAIN!\*\*\***

This well maintained retirement apartment offers a spacious living area, two double bedrooms and a modern shower room. The property lies within the main house of this retirement community, on the second floor which is serviced by a passenger lift.

The accommodation briefly comprises; communal entrance hall with security phone, private entrance hall, 24hr monitored assistance alarm, spacious lounge/diner, kitchen with integral cooking appliances, two double bedrooms and a modern shower room with a walk-in shower. To the outside are manicured well kept communal gardens and ample private parking.

The development offers a communal lounge, laundry room, part-time warden and 24 hour emergency contact system.

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.

## Ground Floor

### Communal entrance

Security entry phone system. Leading to the communal lounge area and wardens office. The property has the benefit of a warden service, 24 hour emergency contact system, guest suite, communal lounge, laundry room and communal and maintained gardens.

## Second Floor

### Entrance Hall

With a security entry phone system, a wall mounted electric storage heater and a large storage/airing cupboard.

### Living/Dining Room 7.01m x 3.21m (23'0" x 10'6")

A spacious living area that can be zoned into a living and dining space. Having a focal fireplace with an electric fire, television point, telephone point, a wall mounted electric storage heater and a double-glazed window overlooking the rear communal gardens.

### Kitchen 1.96m x 1.97m (6'5" x 6'6")

The kitchen is fitted with wall and base units with complementary work surfaces over. There is a cooker point with an extractor hood over, a stainless steel sink with side drainer and mixer tap plus space and plumbing for an automatic washing machine.

### Bedroom 1 3.78m x 2.74m (12'5" x 9'0")

A double bedroom has fitted wardrobes to one wall, a wall mounted electric storage heater and a double-glazed window overlooking the communal gardens.

### Bedroom 2 3.78m x 2.27m (12'5" x 7'5")

A double bedroom with a wall mounted electric storage heater and a double-glazed window overlooking the gardens.

### Shower Room 2.04m x 1.75m (6'8" x 5'9")

The replacement bathroom is fully tiled in modern ceramics and provides a large walk-in shower enclosure with a shower, a hand wash basin inset to a vanity unit plus a low level WC with a concealed cistern.

## Exterior

This retirement development has beautiful manicured communal gardens with ample private parking to the rear.

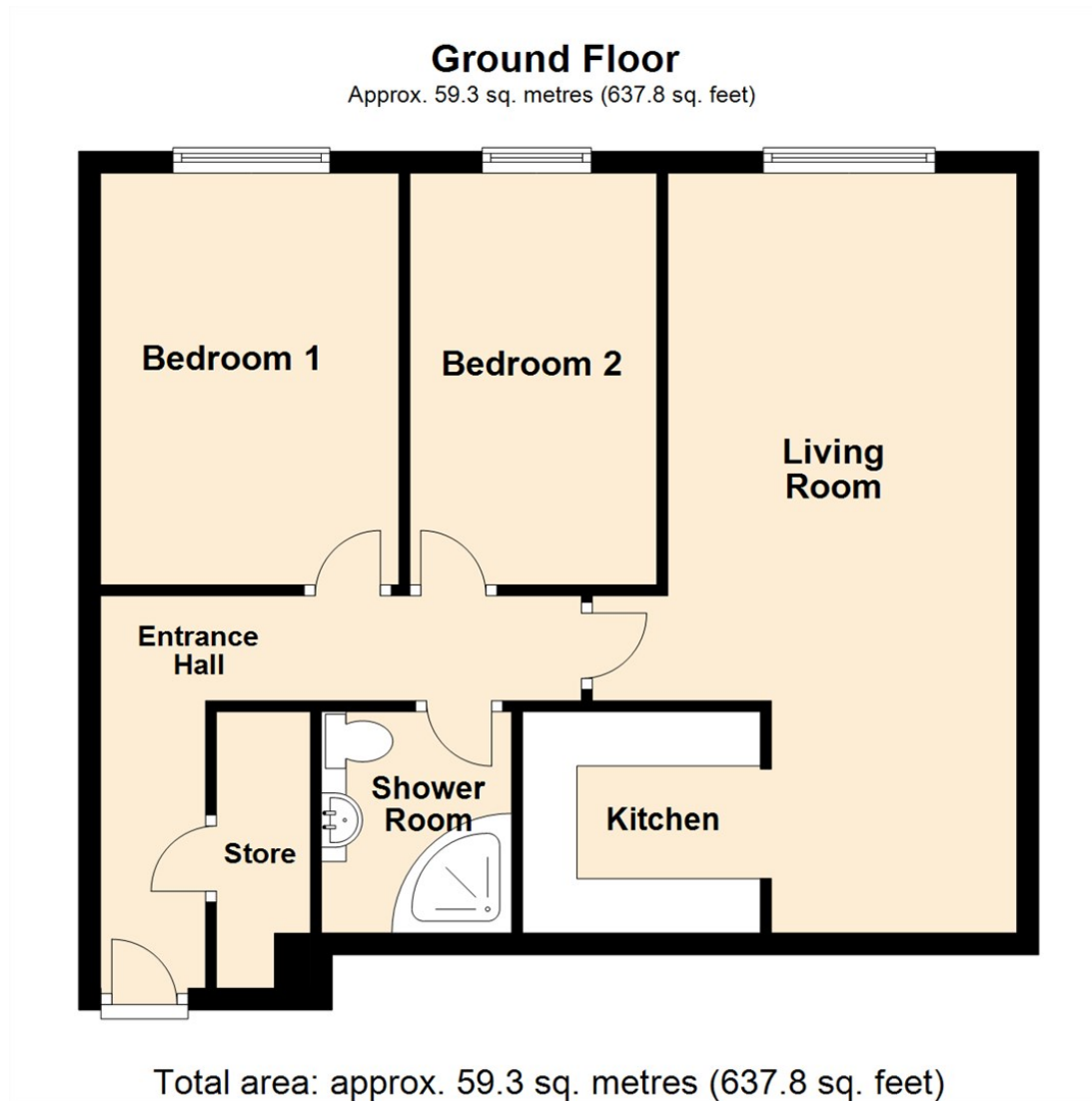
## Leasehold Information

Lease length is 99 years from 1994 with 68 years remaining  
Quarterly management charge of £504.56 from 1/4/2023 - 31/3/2024

## Directions

From the Crossgates office, proceed along Austhorpe Road and turn left onto Church Lane. Proceed, passing the church on the right hand side, and turn right onto Sandbed Lane. Sandbed Lawns can be found on the left hand side and identified by our Emsleys For Sale board.





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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