



Sandbed Lawns | Crossgates | LS15 8LQ

£125,000

Two Bedroom Retirement Apartment | Council Tax Band C | EPC Rating D

Emsleys | estate agents

*** TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT ***

Emsleys estate agents are proud to offer to the market this very well maintained modern retirement apartment. Having a fitted kitchen and modern shower room, the accommodation briefly comprises; private entrance, large living/dining room, kitchen, two double bedrooms and a shower room with fitted bathroom furniture. To the outside are communal gardens and 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.

*** Call now 24 hours a day seven days a week to arrange your viewing ***

Ground Floor

Lounge/Dining Room 3.97m x 5.44m (13'0" x 17'10")

A sizeable living space entered through a composite front door. The space is easily zoned into living and dining areas with ample space to accommodate a family sized dining table and chairs. A PVCu double-glazed window overlooks the front, television point and electric wall heaters.

Inner Hall

A large walk in store room with racking providing useful storage - handy for household utility items.

Kitchen 3.23m x 2.54m (10'7" x 8'4")

Fitted with a range of wall and base units with worktop surfaces over with splashback tiling. Inset composite sink with side drainer and mixer tap. Built under electric oven with electric hob and extractor hood, plumbed space for washing machine and space for an under counter fridge and freezer.

Bedroom 1 4.11m x 2.60m (13'6" x 8'6")

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

Bedroom 2 3.12m x 2.74m (10'3" x 9'0")

A second double bedroom with a wall mounted electric heater and PVCu double-glazed window overlooking the rear.

Shower Room

Fully tiled in modern ceramics with a feature mosaic border and fitted with white gloss bathroom furniture which incorporates an inset hand wash basin and concealed cistern w.c. A large mains fed walk in shower enclosure with a soaker shower and sliding glass door. Vanity mirror with lighting and a wall mounted fan heater.

Exterior

Set in communal well maintained grounds with communal parking bays.

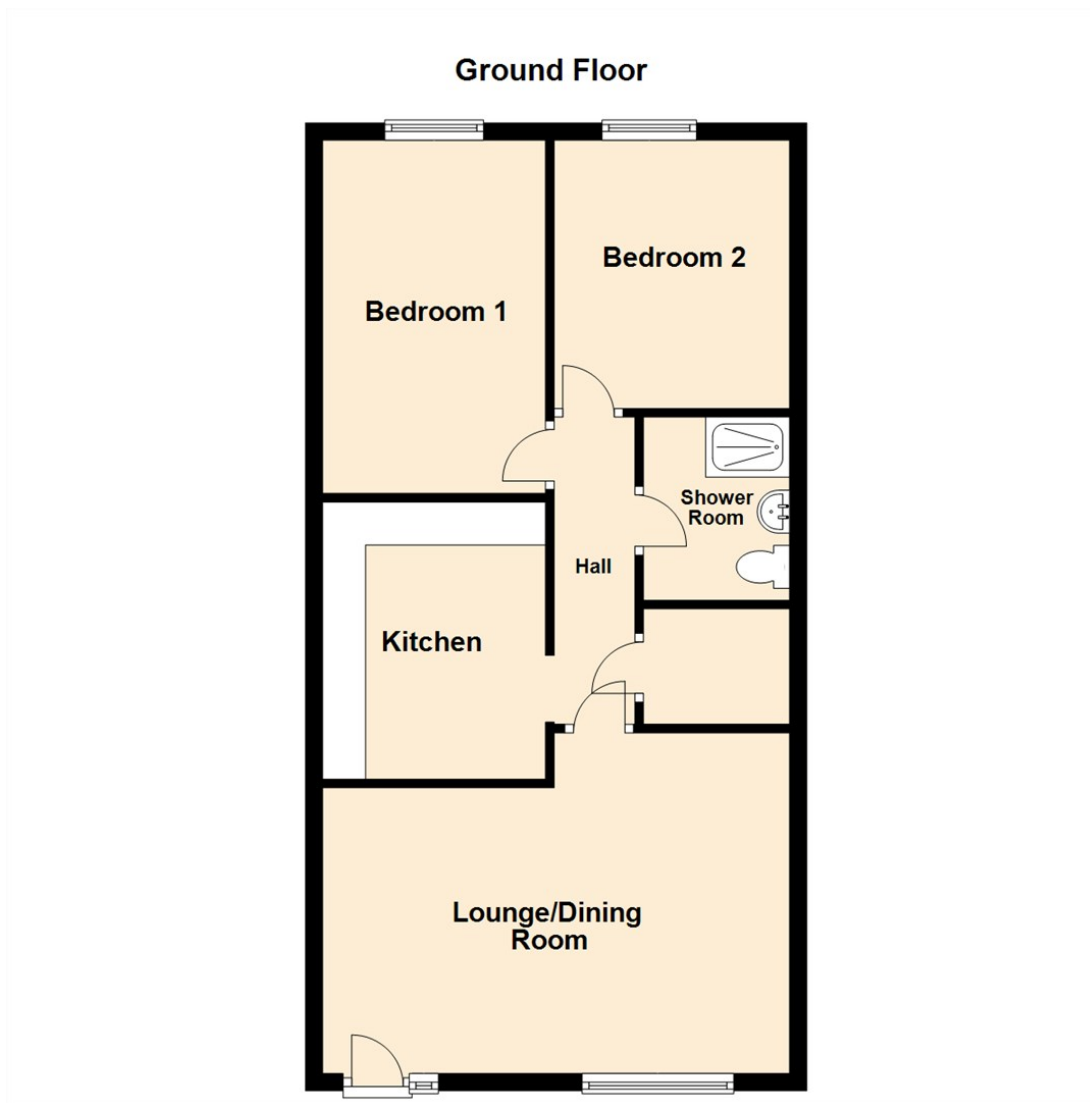
Directions

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. Turn left onto the development and under the underpass where the property can be found on the right.

Leasehold

This is a leasehold property. The lease was 99 years from 1991 and so has approx 66 years remaining. The maintenance charge which includes water rates and buildings insurance among other services and is £160.43 per month and has a ground rent of £100 per year.





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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