



SANDON VIEW,
LEEDS, WEST
YORKSHIRE, LS10
2AX
£150,000

2 Bedroom House

LINLEY &
SIMPSON

JUST BRING YOUR TOOTHBRUSH! Available for sale now is this, lovely, two bedroom through terraced house located on a private road in Leeds. With modern, open-plan living in this smart property including a tasteful kitchen and chic bathroom; this house has a lot to offer both first time buyers and investors!

Sandon View is a private road located in a residential district to the south of Leeds. Sandon View is only a few miles from Leeds city centre which makes commuting to the city (which has the largest train station in the North of England) very convenient. There are also fantastic road links and easy access to the motorways and bus links for commuting. There are communal green spaces to be found throughout and there is easy access to shopping centres and smaller local shops along the local high street too. There are good primary and secondary schools close by and there are remnants of Leeds' historic past in the form of many brick mills from the industrial revolution.

Ground Floor

Entrance

Entrance into this lovely house leads into an open plan 'vestibule' area which is a great place for removing muddy boots and wet coats after enjoying the local countryside.

Open Plan Breakfast Kitchen

The open-plan kitchen is a tastefully designed, open space which is great for entertaining all ages. There are ample wall and base units including a breakfast bar. There is a built in fridge, dishwasher and washing machine in the kitchen as well as an electric oven and gas hob.

Living Room

Accessed open plan on the ground floor is the large, smartly presented living room area. This is a decent sized room which is bright as it is well illuminated by the rear French Doors. The whole ground floor has a high quality laminate floor for ease of cleaning as well as a 'seamless' finish in this high spec house.

Downstairs W.C

At the front of the ground floor there is a W.C which has a front facing window - (its fogged). This is a nice little extra in the house and could double as a store-room/ cloakroom if needed.

First Floor

Master Bedroom

The master bedroom on the first floor and is a rear, garden-facing double bedroom. This is a nice, bright room with a double bed at one side and a separate alcove houses wardrobe space (not photographed). The garden-facing window has a nice open outlook.

Bedroom Two

The second bedroom is also located on the first floor and is a decent single bedroom which is currently being used as a home office but has previously been a dressing room.

House Bathroom

The house bathroom is located on the first floor and benefits from a white three-piece suite including a full-sized bath with over-head shower, toilet and hand basin all installed to a high standard with modern tiling and a heated towel-rail.

External

At the front of the house there is the privately owned courtyard which has four car parking bays within. Each of the three houses on the street owns one (number 3's is the closest to their house) and then there is a shared visitor space. To the rear of the house there is a lovely rear private garden which can be accessed through the house or via the private pathway down the side of the house. The rear garden has a nice patio section, and then is mostly laid to lawn. This is a nice private garden to be enjoyed year round (English Weather permitting).

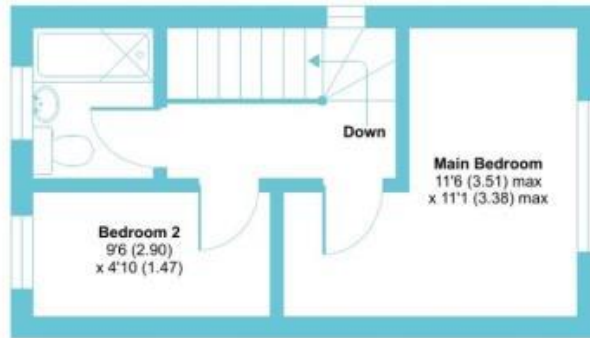
Agents note - The house was built and completed in 2018 and as such had the usual 10 year builders warranty at the time of completion of the build. There are over 6 years remaining to date. The central heating system is gas fired and the windows are all uPVC. Also there is a 'fttp fibre optic' installed at the house which offers upto 1000 megabit internet speeds.



Sandon View, Leeds, LS10

Approximate Area = 500 sq ft / 46.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2022. Produced for Linley & Simpson, REF: 799592

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.