

MoveNow Properties



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FOR SALE

Sandyacres, Leeds,

LS26 0LY

3 Bedroom, Semi-Detached Home

£280,000 Asking



Movenowproperties are delighted to present this charming three-bedroom semi-detached home for sale. Featuring a front and rear garden, a private driveway with off-road parking, and a detached garage, this property offers the perfect blend of style and practicality. With a modern interior, spacious living areas, and thoughtful details throughout, this home is sure to captivate prospective buyers.

- Three Bedrooms: Well-proportioned rooms, including two doubles and a versatile third bedroom.
- Semi-Detached Property: A charming home offering both comfort and practicality.
- Off-Road Parking and Garage: Private driveway and a detached garage for convenient parking and additional storage.
- Gardens to Front and Rear: Low-maintenance front garden and an enclosed rear garden with patio and decking for outdoor enjoyment.
- Spacious Living Room: Bright and airy, with a large bay window and elegant finishes.
- Modern Kitchen/Dining Room: Stylish and functional, with integrated appliances, Belfast sink, and patio doors opening to the rear garden.
- Downstairs WC: A convenient cloakroom with modern fittings.

Accommodation Overview

Entrance Hall

Step into a welcoming entrance hall with wood flooring and recessed spotlights. The space is brightened by a double-glazed window overlooking the side, with doors leading to the downstairs WC and kitchen/dining room. A staircase leads to the first floor.



Living Room

Measurements: 16'9" x 11'0" (5.11m x 3.35m)

This spacious and elegant living area features a double-glazed bay window that fills the room with natural light. Complemented by a radiator and coving to the ceiling, it is an inviting space for relaxation.



Kitchen/Dining Room

Measurements: 18'10" x 8'5" (5.74m x 2.57m)

A beautifully modern and versatile space, the kitchen is equipped with a range of wall and base units, solid wood work surfaces, and upstands. A Belfast sink with a stainless steel mixer tap, integrated oven, four-ring gas hob with overhead extractor, and an integrated dishwasher add to its functionality. Recessed spotlights enhance the atmosphere, while double-glazed windows provide views of the rear and side gardens. The dining area boasts patio doors that open to the rear garden, creating a seamless indoor-outdoor flow.



Downstairs WC

A convenient cloakroom featuring a low-flush WC, a pedestal washbasin, and a double-glazed window overlooking the front.

Stairs and Landing

The staircase and landing are carpeted for comfort and practicality. A double-glazed side window allows natural light to fill the space, with doors providing access to all bedrooms and the family bathroom.

Bedroom One

Measurements: 13'11" x 11'0" (4.24m x 3.35m)

This generously sized double bedroom is a serene retreat, featuring carpeted flooring, a double-glazed bay window overlooking the front, a radiator, and fitted wardrobes. Recessed spotlights and ceiling coving add a touch of elegance.



Bedroom Two

Measurements: 11'9" x 8'5" (3.58m x 2.57m)

Another well-proportioned double bedroom with carpeted flooring, a double-glazed window overlooking the rear garden, a radiator, and ceiling coving.



Bedroom Three

Measurements: 7'6" x 7'2" (2.29m x 2.18m)

A comfortable third bedroom, ideal as a guest room or office, complete with carpeted flooring, a radiator, and a double-glazed window.



Family Bathroom

This low-maintenance bathroom includes a bath with an overhead shower and tiled splashback, a low-flush WC, a pedestal washbasin, and a heated towel rail. Frosted double-glazed windows overlook both the side and rear, ensuring privacy and natural light.



Outdoor Spaces

Front Garden

The front garden is landscaped for low maintenance, complemented by a private driveway offering off-road parking and fenced boundaries.

Rear Garden

The enclosed rear garden is a delightful space for entertaining or relaxation, featuring a patio, decking area, and well-established shrubs. Fenced boundaries provide both privacy and charm.

Detached Garage

The property further benefits from a detached garage, offering additional storage or parking options.



Tenure: Freehold

Council Tax Band C

Property Type: Semi Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road, private drive and detached garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us:

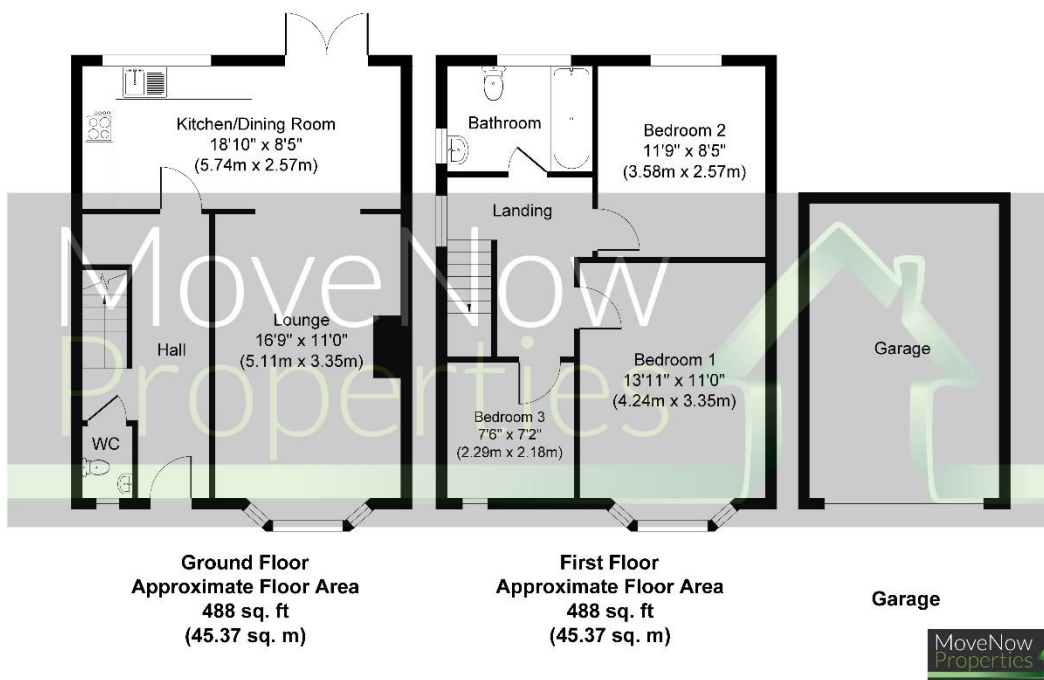
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Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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