



## Sandringham Green, Leeds

**£300,000**

3 bedroom semi-detached house for sale

3 Double Bedroom Semi Detached House with bathroom and en-suite over 3 floors plus conservatory. The property is being sold with no onward chain Excellent location to Highfield Primary School, Wigton Moor School and Moortown Corner.

Council Tax Band: A

**Hall**

Entrance with stairs leading to the first floor.

**Kitchen**

Range of wall and base units with electric hob and oven. Door to living room and side porch.

**Living room**

Spacious room with laminate flooring and door to the conservatory.

**DEPOSIT**

Glass based spacious conservatory.

**Landing**

First floor

**Bedroom 1**

Double bedroom with built in wardrobes

**Bedroom 2**

Double room with built in wardrobes

**Bathroom**

Three piece suite with bath with shower over, low level w/c and wash basin.

**Landing**

Second floor with boiler cupboard and door through to bedroom three.

**Bedroom 3**

Double room with laminate flooring, window and Velux window. Door to the en-suite.

**En-suite**

Walk in shower cubicle, low level w/c, wash basin.

**Garden**

Mainly laid to lawn with fencing surrounding.



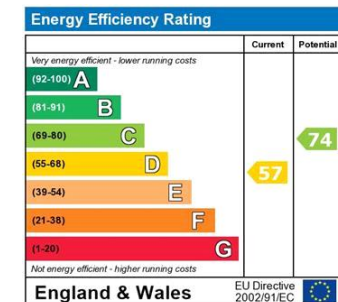
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TOTAL FLOOR AREA : 1193 sq.ft. (110.9 sq.m.) approx.

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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.



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