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OFFERED WITHOUT CHAIN - This well proportioned, stunning two bedroom two bathroom ground floor apartment is an excellent buy for anyone wishing to purchase in this exclusive location within a gated and secure development. The property has electric heating and is fully Upvc double glazed. This apartment benefits from parquet style solid wood flooring throughout and briefly comprises: Communal entrance hallway entered by security entryphone, large private hallway in apartment, modern white apartment bathroom with separate shower cubicle, master bedroom with modern built in wardrobes and an en-suite shower room in white, second bedroom which is a double, the living room in the apartment is simply stunning, with several large windows and Upvc double glazed double doors opening onto the front maintained grounds this makes for a bright airy room with enough space for a dining area and opening into a contemporary fitted kitchen with integrated appliances. Outside there are delightful maintained grounds which are secured with wrought iron gates, there is designated parking aswell as visitor parkingArea GuideSandringham House enjoys a fantastic position being in a quiet location but yet close to everything. Harrogate Road offers excellent transport links to the city centre, Harrogate and many surrounding areas on a regular basis. There are a vast array of shopping opportunities including Marks and Spencer at Moortown Corner and the numerous bars and eateries on Street Lane are all a short journey away. David Lloyd Leisure Club, Roundhay Park and a number of championship quality golf courses are within the local vicinity.Security EntryphoneInto:Communal HallwayThis carpeted, well maintained communal hallway leads to the inner door taking you to the apartmentApartment HallwayParquet style solid wooden flooring, security entryphone, excellent size storage cupboard which contains the water tank, this could be easily made into a walk in cloakroomOpen Plan Living Room (6.29m x 5.67m (20'8" x 18'7"))This is a beautiful room, when you enter it you are struck by how light and bright this room feels, with the added benefit of the bay double doors it's a really well proportion reception room. Briefly comprising:Fitted Kitchen AreaModern wooden wall and base units, contrasting black work tops with splash back, built in stainless steel oven and ceramic hob, stainless steel extractor fan, integrated washing machine and dishwasher, two bowl stainless steel sink, Upvc double glazed window to the front, continuation of hardwood flooringLiving/Dining AreaUpvc double glazed double doors to the front and Upvc double glazed window to the side, Juliette balcony, continuation of hard wood flooring, wall heaterBedroom 1 (5.74m x 3.26m (18'10" x 10'8"))Two Upvc double glazed windows, continuation of hard wood flooring, built in dark wood wardrobes, door to en-suite, wall heaterEn-Suite Shower RoomWhite suite comprising: Corner shower cubicle, low wc, wash basin, partially tiled white walls, grey tiled flooringApartment BathroomLarge modern bathroom with the benefit of a bath and shower cubicle. White suite comprising of: Bath, low wc, wash basin, separate corner shower cubicle, heated towel rail, white partial tiling to the walls, grey tiled floorBedroom 2

(3.62m x 2.27m (11'11" x 7'5"))Upvc double glazed window overlooking the front, electric heater, continuation of hard wood flooring, wall heaterCommunal GroundsThe property has security from the upvc double vision door gates entrance bar by security phone in view main entrance is surronded by apartment walls we now have time allowing the apartments stunning views the apartment is a visitor looking and designed to rank Tenuke BC EPC RATING B The EPC is known as it has been presented in an external way on our website and is a document wherein we have the responsibility to plan This report is provided as a service to our customers and is intended as a GUIDE only. It is not a sale, and therefore all illustrations are used only for information purposes only. Please contact us to make an appointment. We are open from 9am to 5.30pm Monday to Friday, 9am to 4pm on Saturdays and 10am to 3pm on Sundays.DirectionsFrom the BP

Roundabout at Morton Road, North Harrogate, Leeds LS17 2JL  
towards Harrogate Road, North Harrogate, Leeds LS17 2JL  
passing the Shell petrol station on your left hand side the property is a short distance along after  
Sandyford Drive on the left hand side set just back from Harrogate Road fixtures & fittings NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN  
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