



15 Sandford Road, Syston, Leicester LE72JZ

MOORE  
& YORK





### Property at a glance:

- Nicely Appointed Terraced Home
- Walking Distance Of Local Facilities
- Two Reception Rooms & Kitchen
- Gas Central Heating & D\G
- Two Double bedrooms
- Good Sized Garden To Rear
- Ideal First Home
- Viewing Essential

**£205,000 Freehold**



Beautifully presented Victorian bayed window terraced home situated within walking distance of the local facilities provided by the sought after town of Syston which offers its own community atmosphere including local schooling, shopping and leisure facilities. This fabulous home is presented to a high standard and the well planned centrally heated accommodation briefly comprises to the ground floor lounge with feature fireplace, dining room and well fitted kitchen and to the first floor two double bedrooms and good sized bathroom. The property benefits from double glazing and stands with larger than average gardens to rear will small forecourt garden to front. A early internal viewing is essential to appreciate the calibre of accommodation provided by this home which is ideally suited for the first time buyer.

### DETAILED ACCOMODATION

#### LOUNGE

13' 10" x 11' 10" (4.22m x 3.61m) UPVC sealed double glazed bayed window to front aspect, feature fireplace in cast iron and patterned tiled surround with beamed mantle and tiled hearth, TV point, meters cupboard, radiator.

#### DINING ROOM

12' 0" x 11' 10" (3.66m x 3.61m) Stairs leading to first floor accommodation, hardwood floor, UPVC sealed double glazed window, under stairs cupboard, radiator.



#### KITCHEN

13' 5" x 6' 11" (4.22m x 2.11m) Well fitted comprising 1½ bowl single drainer sink unit with cupboards under, matching range of base units with work surfaces over draws and cupboards under, complimentary wall mounted eye level cupboards, integrated fridge/freezer, built in cooker and four piece gas hob with extractor fan over in stainless steel hood, wall mounted gas boiler, UPVC sealed double glazed window, plumbing for automatic washing machine.

#### FIRST FLOOR LANDING

##### BEDROOM1

11' 9" x 11' 5" (3.58m x 3.48m) Radiator, UPVC sealed double glazed window.







Soak  
in wind

SO  
fresh  
AND  
so  
clean  
CLEAN



## BEDROOM 2

12' 0" x 8' 10" (3.66m x 2.69m) Radiator, UPVC sealed double glazed window, cast iron fire surround.

## BATHROOM

13' 5" x 6' 11" (4.09m x 2.11m) Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window, tiles splash backs.

## OUTSIDE

Larger than average gardens to rear comprising patio and lawns with brick built outhouse. Small forecourt garden to front.

## SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

## VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## TENURE

Freehold

## EPC RATING

## COUNCIL TAX BAND

## IMPORTANT INFORMATION

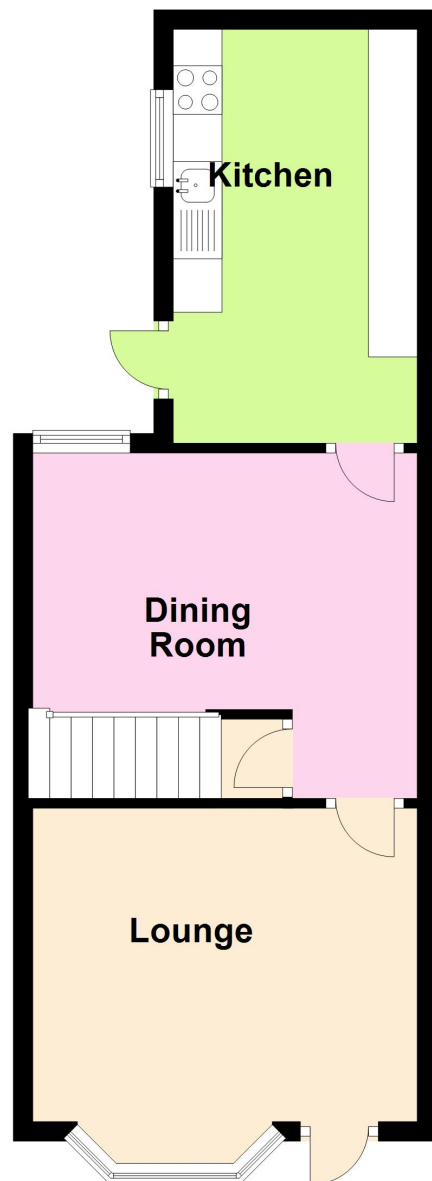
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.







**Ground Floor**



**First Floor**



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



