



CORNERSTONE

32 Ascot Gardens, Middleton, Leeds, LS10 4UQ



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32 Ascot Gardens

Guide Price £269,500

Cornerstone are delighted to offer for sale this three-bedroom detached family home.

It does require some improvement, but it is located in a convenient position in Leeds.

Located on the edge of Leeds in the Heritage Village area of the New Forest Development, this property is perfectly located for an easy commute to Leeds city centre and having the M1 & M62 motorway network on the doorstep makes it perfect for the longer distance commuter.

The property is found on a block-paved cul-de-sac, it benefits from a driveway, a front garden and an integral garage/store (please note the garage does not fit a car) but is perfect for storage. At the rear of the property is a nice-sized rear garden with a raised timber decked area is present.

Internally, the property comprises a ground floor hallway that leads to a ground floor W.C. and an open plan sitting dining room. The sitting room dining room leads to a breakfast kitchen, conservatory and a second ground-floor hallway that leads to a utility room which leads to the integral garage/store. The second hallway also gives access to the staircase to the first floor.

The first comprises a landing with a storage cupboard, a principal bedroom that has an en-suite & fitted wardrobes, a second bedroom, a third bedroom and a family bathroom.

The location of this property is great for families with several good local schools that surround this home. The property is also surrounded by some countryside and a handy children's park that is just a few minutes walk, it is known as the Heritage Village Playground.

To conclude and reinforce, Leeds & Wakefield City Centres can be accessed with ease.

This is a brilliant detached home in a good location, and we expect this one to be popular.

Entrance Hallway

You enter the property through a timber door with frosted glass into the entrance hallway. The hallway is decorated in modern tones. It leads to the ground floor W.C. and the open plan sitting and dining room.

Ground Floor W.C.

A good-sized ground floor W.C. that comprises a toilet and a pedestal wash basin. Two frosted double-glazed windows allow natural light in.

Open Plan Sitting & Dining Room

A vast room that is decorated in a modern colour scheme with coving to the ceiling and feature wall paper. This room leads to the breakfast kitchen, conservatory and the inner hallway.

Breakfast Kitchen

A well-portioned kitchen that comprises ample lower and upper-level cupboards. The kitchen utilities comprise a stainless steel circular sink with a drainer, a free-standing range-style oven with an extractor hood above, an integrated fridge, and space for an integrated freezer and an integrated dishwasher. A double-glazed window looks into the conservatory and a timber door leads out of the kitchen into the rear garden.

Conservatory

A spacious conservatory with a tiled floor that looks out over the rear garden. The windows are double-glazed and double-glazed French doors lead out onto a raised timber decked area.

Internal Hallway

Decorated in modern tones this hallway leads into the utility room and to the staircase to the first floor.

Utility Room

The utility room is decorated in modern tones and benefits from lower and upper-level cupboards with a worktop. Space for a washing machine and space for a tumble dryer is present. A timber door can lead out to the side of the house and a second door leads down into the garage/store.

Integral Garage

Accessed from the utility room or the driveway via an up-and-over door. The garage has power and is perfect for storage.

Landing

Decorated in modern tones with a double-glazed window above the staircase, the landing leads to the principal bedroom with en-suite, double bedroom two, bedroom three and the family bathroom. The landing has a storage cupboard that houses the hot water tank and a loft hatch is above.

Principal Bedroom

A lovely bedroom that is decorated in modern tones. This bedroom has fitted wardrobes, a double-glazed window to the rear elevation and an en-suite.

En-Suite

This en-suite is partially tiled with a double-glazed frosted window. A corner shower enclosure, a pedestal wash basin and a toilet exist.

Bedroom Two

Again decorated in modern tones with a double-glazed window to the front elevation.

Bedroom Three

A good-sized third bedroom that is again decorated in modern tones with a double-glazed dormer window to the front elevation.

Family Bathroom

A pleasant family bathroom that is partially tiled with a frosted double-glazed window. The bathroom comprises a bath with a shower over, a pedestal wash basin and a toilet.

Front Garden & Driveway

A patterned, imprinted concrete driveway that offers plenty of off-road parking. The front garden is laid to lawn and you can access the rear garden down the side of the property.

Rear Garden

A good-sized rear garden that benefits from a raised timber decked seating area that has direct access into the conservatory through French doors. A couple of steps lead down from the decking area to a patio and gravelled garden area. A planted border is present and a timber shed.

Important Information

TENURE - FREEHOLD.

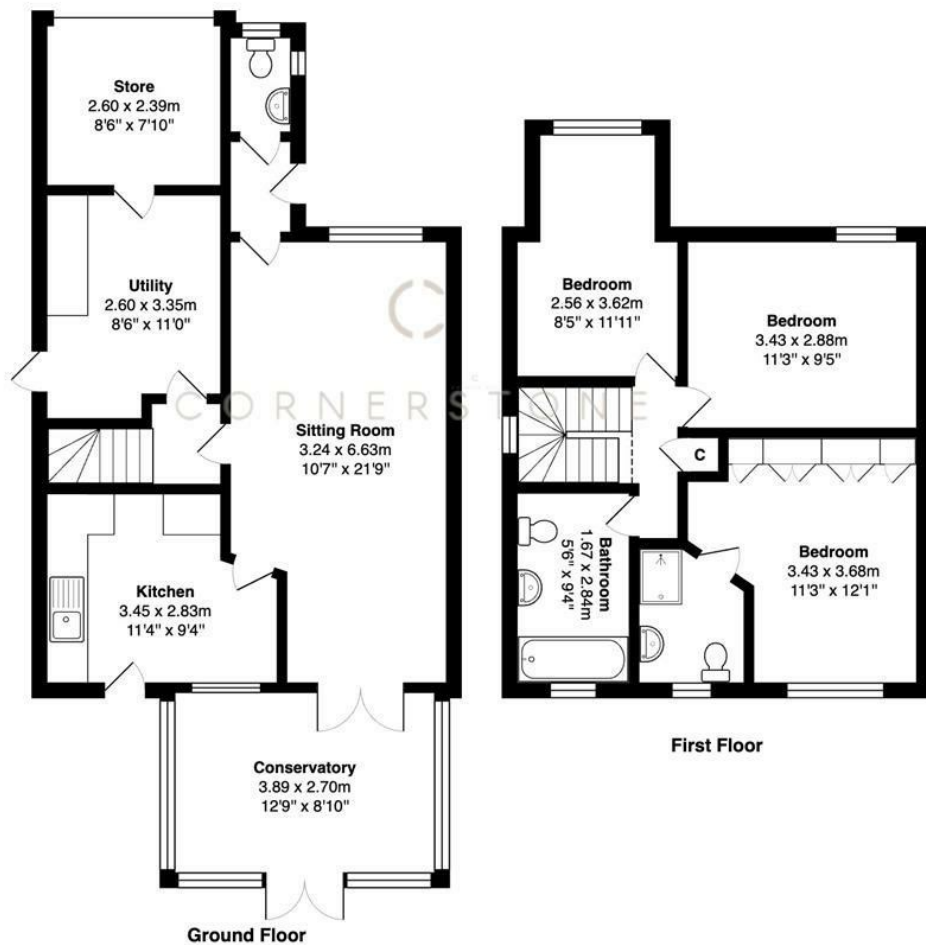
Council Tax Band D.

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2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.



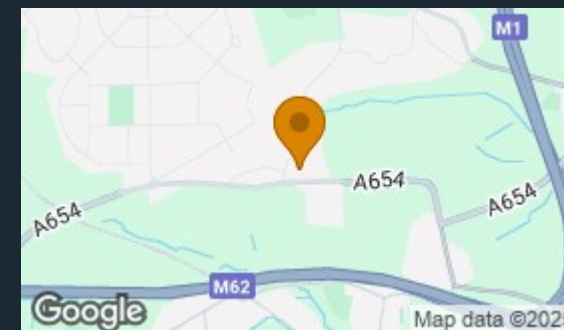
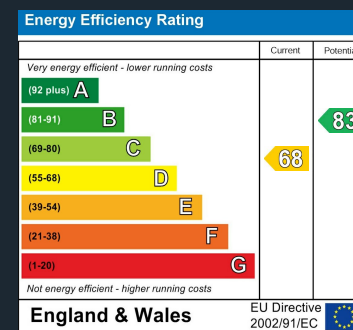


Total Area: 105.2 m² ... 1132 ft²
 All measurements are approximate and for display purposes only

- Services: Please note we have not tested the services or any of the equipment or appliances in this property.
- These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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Council Tax Band
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