



## 78 ASH HILL DRIVE

LEEDS, LS17 8JR

£500,000  
FREEHOLD

Welcome to Ash Hill Drive, Shadwell. A gorgeous three-bedroom home in the heart of Shadwell. This highly sought-after area of Leeds is fantastically located near an abundance of amenities, top-rated schools, and fabulous scenic walks.

MONROE

SELLERS OF THE FINEST HOMES

# 78 ASH HILL DRIVE

- Fabulous three-bedroom family home
- Impressive open-plan kitchen-diner
- Stunning formal living room
- Bright and airy conservatory
- Downstairs WC
- Versatile living options
- Luxurious family bathroom
- Off-street parking
- Detached Garage
- Large south-facing wrap-around garden



## 78 Ash Hill Drive

Welcome to 78 Ash Hill Drive, a gorgeous three-bedroom home in the heart of Shadwell. This highly sought-after area of Leeds is fantastically located near an abundance of amenities, top-rated schools, and fabulous scenic walks.

As you enter this gorgeous home, you are welcomed by a spacious hallway that flows seamlessly into an expansive open-plan kitchen and dining area. Designed with both style and practicality in mind, this space boasts integrated appliances, sleek cabinetry, and a convenient breakfast bar. The ground floor also features a generously sized formal living room, a WC, as well as a bright and inviting south-facing sunroom, offering a flexible space perfect for family living and entertaining.

On the first floor, you'll find three generously sized bedrooms, each offering plenty of space for comfort and personalisation. Perfect for families, these rooms offer versatile storage solutions to meet various needs. The luxurious family bathroom is a true highlight, featuring a freestanding bath and a rainfall walk-in shower, making it the ideal space to relax and unwind.

At the front of the property, there is ample off-road parking for several vehicles and a detached single garage. To the rear, the expansive private garden provides a serene outdoor retreat, complete with a charming pergola and greenhouse.

## REASONS TO BUY

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## ENVIRONS

Ash Hill Drive boasts an exceptional location, offering a wealth of local amenities in Shadwell and Roundhay. Everything you need is conveniently located right on your doorstep, including local shops, vibrant bars, restaurants, and coffee shops. Positioned near the A58 and close to the Ring Road A6120, it provides excellent connectivity while maintaining a peaceful rural setting. Nearby, a host of local amenities are available, such as a famous Fish and Chip shop, a village golf course, the Red Lion Pub, tennis courts, and a newly established recreation park, making it a perfect setting for homeowners desiring access to these facilities.



## SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

## LOCAL AUTHORITY

Leeds City Council

## TENURE

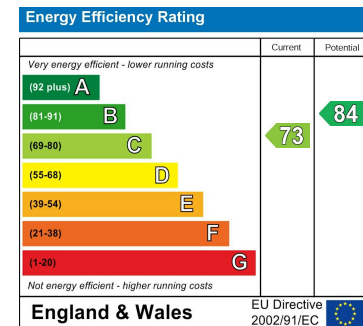
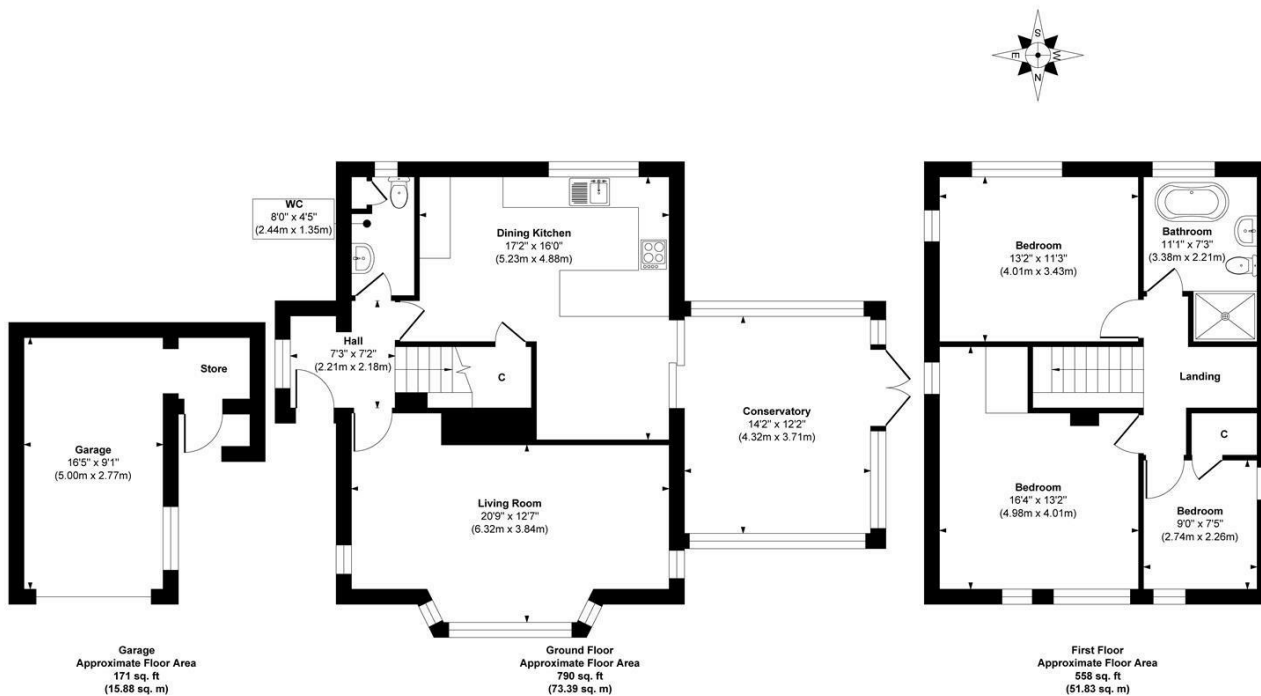
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Alwoodley Sales  
716 King Lane Alwoodley  
Leeds  
West Yorkshire  
LS17 7BA

0113 870 4443  
hello@monroeestateagents.com  
www.monroeestateagents.com

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