



Ashbourne Avenue, Leeds, LS15 8GY

Leeds

£399,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

PN1310 - Welcome to this exceptional residence, perfectly positioned just a short stroll from beautiful parklands and tranquil ponds. From the moment you step into the tastefully designed entrance hall, you feel a sense of refinement and warmth that flows throughout the home.

This property offers more than stylish interiors, it offers a lifestyle. Imagine starting your mornings with a walk through acres of green space right on your doorstep, enjoying fresh air, mature trees, and peaceful ponds. Whether you're a dog owner, a runner, or simply love a gentle stroll, these surroundings give you the freedom to connect with nature every day without leaving your neighbourhood.

Afterwards, grab a coffee from one of the nearby cafés, or meet friends for brunch just minutes from home. With excellent transport links, including the planned local train station and quick motorway access, your commute or weekend escape couldn't be easier. You're close to everything you need, yet able to retreat to a quiet, private setting at the end of the day.

Inside, the property flows seamlessly. The open-plan kitchen, dining, and living space is the heart of the home, designed with modern life in mind. Whether it's a relaxed family breakfast, children doing homework at the table, or entertaining friends with the French doors open to the garden, this space adapts beautifully to every occasion.

Upstairs, the bedrooms offer peace and privacy. The master suite, complete with fitted wardrobes and en-suite, is your own personal sanctuary, while the additional rooms are versatile and ideal for family, guests, or even a stylish home office.

Step outside and the lifestyle continues. The private, walled garden gives you a safe and secure space to relax. Picture summer evenings on the patio with a glass of wine, weekend barbecues with friends, or a quiet Sunday morning with nothing but birdsong in the background. With off-street parking and a garage, everything about this home has been designed to make day-to-day life comfortable and effortless.

This home isn't just bricks and mortar, it's a place where you can grow, entertain, relax, and truly enjoy life. A rare opportunity to live in a setting that balances modern convenience with the kind of outdoor lifestyle most people only dream of.

This is more than just a house...it's a lifestyle waiting for you.



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