



## 21 Ashley Green, Leeds, LS12 4EW

Built in 2017, this modern home in Upper Wortley is ideal for a small family. The entrance hallway provides access to a recently installed shower room, a kitchen dining room and a reception room. The kitchen has a gas hob and ample overhead storage, with a dining area overlooking the front drive. The reception room benefits from lots of natural light and allows French-window access to the south-facing back garden.

Upstairs, the master bedroom has two large windows and an ensuite shower room. There is a second double bedroom and a third room, currently used as an office. A boarded loft is used for extra storage.

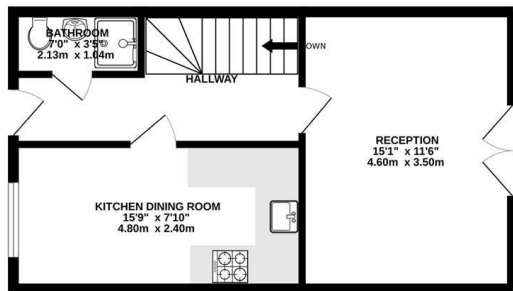
Ashley Green is well kept residential cul-de-sac estate located off Upper Wortley Road. Driveway parking for two cars is included at the front.

- Off Street Parking
- South Facing Garden
- Boarded Loft
- NHBC Certified
- Quiet Estate
- Three Bathrooms

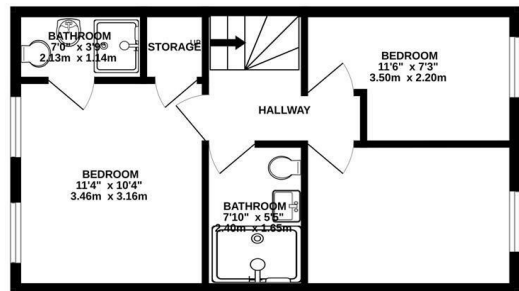
**£250,000**

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GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Tel: