



**Aster Grove, Seacroft LEEDS LS14 6FU**



**welcome to**

**Aster Grove, Seacroft LEEDS**

William H Brown are proud to present to the market this FOUR bedroom SEMI-DETACHED house for sale NOW with OPEN PLAN LOUNGE/DINING ROOM and OFF-STREET parking. Viewings are highly recommended to appreciate this beautiful family home, call us NOW on 0113 260 0945.



William H Brown are proud to present to the market this FOUR bedroom SEMI-DETACHED house for sale NOW with OPEN PLAN LOUNGE/DINING ROOM and OFF-STREET parking.

The deceptively spacious, modernised property comprises in brief to the ground floor of a welcoming entrance hallway leading to the kitchen, open plan lounge and dining room, guest W/C, useful under stairs storage cupboard and staircase rising to the first-floor. To the first floor there is a landing leading to three bedrooms and the house bathroom, staircase to the second floor. Second floor with master bedroom and en-suite.

Externally, this property benefits to the front of a south-facing neat lawn garden and a driveway to provide off street parking and access to the garage. To the rear, the sizeable garden is laid partly to lawn with flagged patio seating areas, wood chip and planted borders, outdoor tap and power outlet.

Situated to the East of Leeds City Centre LS14 enjoys a good range of local amenities with convenient transportation links to the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road, the A1/M1 Link Road, and East Leeds Orbital Route. Good vehicular access to Crossgates with its wealth of amenities including the Crossgates Shopping Centre, pubs, restaurants, micro bars and local Railway Station. Further shopping centres can be found at Seacroft which also has a bus station and The Springs at Thorpe Park.



**view this property online** [williamhbrown.co.uk/Property/CGT109672](http://williamhbrown.co.uk/Property/CGT109672)



## Ground Floor

### Kitchen

15' 6" x 9' 5" ( 4.72m x 2.87m )

### Lounge

18' 4" x 10' 6" ( 5.59m x 3.20m )

### Dining Room

8' 8" x 24' 6" ( 2.64m x 7.47m )

### Guest W/C

## First Floor

### Bedroom Two

13' x 9' ( 3.96m x 2.74m )

### Bedroom Three

8' 3" x 12' 5" ( 2.51m x 3.78m )

### Bedroom Four

10' x 7' 11" ( 3.05m x 2.41m )

### House Bathroom

## Second Floor

### Bedroom One; En-Suite

18' 8" x 12' 2" ( 5.69m x 3.71m )



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## Aster Grove, Seacroft LEEDS

- EXTENDED SEMI-DETACHED HOUSE
- FOUR BEDROOMS; ONE EN-SUITE
- THREE FLOORS
- OPEN PLAN LOUNGE AND DINING ROOM
- GARDEN TO THE REAR

Tenure: Freehold EPC Rating: B

# £335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT109672 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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