



**Ainsley Court, LEEDS LS14 5QL**



**welcome to**

**Ainsley Court, LEEDS**

William H Brown is proud to present to the market this THREE bedroom SEMI-DETACHED TOWN house for sale now. This property is perfect for those growing families looking to up-size, benefiting from OFF-STREET parking and a private GARDEN to the REAR. Call us now on 0113 260 0945.





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This property comprises in brief; entrance hall giving access to the open plan lounge and diner, kitchen, guest W/C and staircase rising to the first floor. To the first floor there is a landing leading to two bedrooms, family bathroom and staircase rising to the second floor. To the second floor there is the master bedroom benefiting from a private en-suite.

Situated in Leeds East LS14 enjoys a range of local amenities with convenient transport links at the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road and the A1/M1 link road. Neighbouring Crossgates and Oakwood offer additional amenities.

## Ground Floor

### Lounge/Dining Room

20' 3" MAX x 13' 5" MAX ( 6.17m MAX x 4.09m MAX )

### Kitchen

10' 2" MAX x 6' 3" MAX ( 3.10m MAX x 1.91m MAX )

### Guest W/C

## First Floor

### Bedroom Two

11' 6" MAX x 9' 4" MAX ( 3.51m MAX x 2.84m MAX )

### Bedroom Three

13' 5" MAX x 8' 5" MAX ( 4.09m MAX x 2.57m MAX )

### Bathroom

## Second Floor

### Bedroom One; En-Suite

22' 8" MAX x 10' 2" MAX ( 6.91m MAX x 3.10m MAX )



**view this property online** [williamhbrown.co.uk/Property/CGT110576](http://williamhbrown.co.uk/Property/CGT110576)



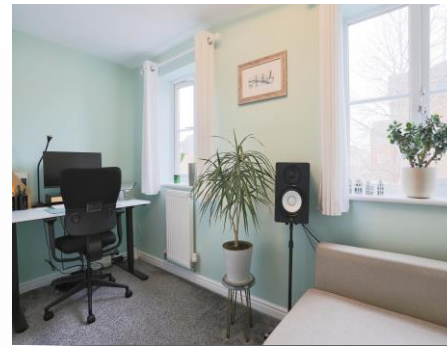
welcome to

## Ainsley Court, LEEDS

- SEMI-DETACHED THREE STOREY TOWN HOUSE
- THREE BEDROOMS; ONE EN-SUITE
- OPEN PLAN LOUNGE AND DINING ROOM
- GUEST W/C AND FAMILY BATHROOM
- OFF-STREET PARKING; DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: C

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT110576 - 0002

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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