



**Ash Court, Leeds LS14 6GL**





**welcome to**

**Ash Court, Leeds**

William H Brown is proud to present to the market this beautifully presented TWO bedroom GROUND FLOOR apartment, situated in this popular development in Killingbeck, East Leeds. This lovely TWO bedroom apartment benefits from a spacious open plan kitchen/diner/living area.



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The property briefly comprises; intercom entry system, entrance hall giving access to the open plan kitchen/diner/living area, TWO Bedrooms and wet room. Externally, this apartment benefits from communal gardens and allocated parking.

Ash Court is 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. Minutes from Asda Killingbeck Shopping Park. 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.

### **Lounge/Diner**

13' 8" MAX x 14' 4" MAX ( 4.17m MAX x 4.37m MAX )

### **Kitchen**

12' 5" MAX x 5' 8" MAX ( 3.78m MAX x 1.73m MAX )

### **Bedroom One**

8' 4" MAX x 13' 7" MAX ( 2.54m MAX x 4.14m MAX )

### **Bedroom Two**

11' 7" MAX x 8' 4" MAX ( 3.53m MAX x 2.54m MAX )

### **Wet Room**



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## welcome to Ash Court, Leeds

- NO ONWARD CHAIN; GROUND FLOOR APARTMENT
- TWO BEDROOMS
- SPACIOUS OPEN PLAN KITCHEN/LOUNGE/DINER
- WET ROOM
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 150 years from 08 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £140,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT110775 - 0003

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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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