



Ashfield Terrace, LEEDS LS15 8SF

welcome to

Ashfield Terrace, LEEDS

A characterful four-bedroom mid-terrace home arranged over four floors including a cellar, with an open plan lounge and dining room, front and rear gardens, and secure gated off-street parking-ideal for growing families or buyers seeking generous living space with flexible use.



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This deceptively spacious mid-terrace home offers the perfect blend of traditional features and modern layout across four thoughtfully arranged floors. The ground floor provides a bright, open plan lounge and dining area-perfect for entertaining-with the added benefit of a rear conservatory for year-round enjoyment of the garden views. A modern, well-equipped kitchen sits at the rear with access to the garden. The first floor hosts three well-proportioned bedrooms and a large family bathroom, while the second floor is dedicated to a private and spacious fourth bedroom, ideal as a master suite or home office. The cellar spans the full footprint of the house.

Externally, the property benefits from gated off-street parking to the rear and a spacious outbuilding, providing ample storage solutions. The private cottage-style gardens are beautifully maintained with planted borders and seating areas, perfect for enjoying the outdoors. Secure gated off-street parking-something rarely found in properties of this style.

Cellar

Ground Floor

Kitchen

11' 4" MAX x 9' 5" MAX (3.45m MAX x 2.87m MAX)

Dining Room

14' 3" MAX x 12' 8" MAX (4.34m MAX x 3.86m MAX)

Lounge

17' MAX x 12' 8" MAX (5.18m MAX x 3.86m MAX)

Conservatory

12' 11" MAX x 9' 8" MAX (3.94m MAX x 2.95m MAX)

First Floor

Bedroom Two

12' 10" MAX x 12' 8" MAX (3.91m MAX x 3.86m MAX)

Bedroom Three

12' 10" MAX x 12' 8" MAX (3.91m MAX x 3.86m MAX)

Bedroom Four

10' 2" MAX x 7' 6" MAX (3.10m MAX x 2.29m MAX)

Bathroom

Second Floor

Bedroom One

15' 1" MAX x 13' 2" MAX (4.60m MAX x 4.01m MAX)



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Ashfield Terrace, LEEDS

- GUIDE PRICE £260,000-£270,000
- FOUR BEDROOM MID-TERRACE PROPERTY
- ACCOMMODATION ACROSS FOUR FLOORS
- OPEN PLAN LOUNGE AND DINING ROOM
- FULL FOOTPRINT CELLAR FOR STORAGE OR POTENTIAL CONVERSION

Tenure: Freehold EPC Rating: G

guide price

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110785 - 0003

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