



Ashfield Terrace, LEEDS LS15 8SF

welcome to

Ashfield Terrace, LEEDS

FULL OF CHARM AND CHARACTER accommodation set 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.



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.

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)



view this property online williamhbrown.co.uk/Property/CGT110785



welcome to

Ashfield Terrace, LEEDS

- GUIDE PRICE £250,000-£260,000
- 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

Council Tax Band: C

guide price

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT110785



Property Ref:
CGT110785 - 0004

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.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williamhbrown.co.uk