



**Ashfield Close, Leeds LS15 8TJ**





**welcome to**

**Ashfield Close, Leeds**

A well-presented two-bedroom end town house featuring both front and rear gardens and a garage. Ideal for comfortable living with great outdoor space and practical amenities. Viewing are highly recommended to appreciate this property, call us now.



A well-presented two-bedroom end town house featuring both front and rear gardens and a garage located in a separate block. Ideal for comfortable living with great outdoor space and practical amenities. Viewing are highly recommended to appreciate this property, call us now.

The ground floor of this home features a spacious open-plan lounge and dining area, seamlessly connected to a well-positioned kitchen at the rear. Stairs from the lounge lead to the first floor, where you'll find two well-proportioned bedrooms—Bedroom 1 at the front and Bedroom 2 at the rear. A centrally located bathroom is accessible from the landing, providing convenience for both bedrooms.

LS15 is a popular and very convenient location situated to the East of Leeds. Offering many local attractions & amenities including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks & excellent shopping facilities, including the Crossgates Shopping Centre.

## Ground Floor

### Lounge/Dining Room

17' 3" MAX x 11' 4" MAX ( 5.26m MAX x 3.45m MAX )

### Kitchen

11' 3" MAX x 8' 4" MAX ( 3.43m MAX x 2.54m MAX )

## First Floor

### Bedroom One

11' 5" MAX x 11' 4" MAX ( 3.48m MAX x 3.45m MAX )

### Bedroom Two

8' 5" MAX x 11' 4" MAX ( 2.57m MAX x 3.45m MAX )

### Bathroom



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## welcome to Ashfield Close, Leeds

- END TOWN HOUSE
- TWO WELL-PROPORTIONED BEDROOMS
- SPACIOUS LOUNGE/DINER
- FRONT AND REAR GARDENS
- GARAGE

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

# £190,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT110703 - 0006

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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.



william h brown



**0113 260 0945**



[Crossgates@williamhbrown.co.uk](mailto:Crossgates@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**