

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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# **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



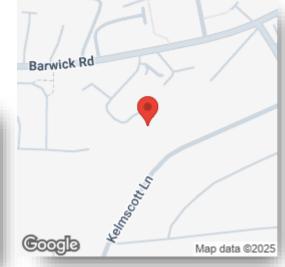


### view this property online williamhbrown.co.uk/Property/CGT110703



Property Ref: CGT110703 - 0006 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.



Please note the marker reflects the postcode not the actual property

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