



Ash Crescent, Leeds LS6 3LE

welcome to

Ash Crescent, Leeds

A three bedroom detached house set in the heart of Headingley.



Entrance Hall

The front door opens into the entrance hall, which has a cupboard housing the boiler and a stained glass window to the side elevation.

Reception Room

12' 4" x 12' 6" (3.76m x 3.81m)

Currently being used as a bedroom, this room has a radiator and double glazed bay window to the front elevation.

Lounge

12' 5" x 10' 9" (3.78m x 3.28m)

With an arch leading through to the kitchen/diner.

Kitchen Diner

Irregular Shaped Room 17' 6" x 16' 3" (5.33m x 4.95m)

A fully fitted kitchen, with a range of wall and base units with complimentary work surfaces which incorporates a sink and drainer unit. Electric oven with gas hob over and cooker hood above. Space for fridge freezer. Plumbing for washing machine within storage cupboard. Space for dining area. Three windows to the side and rear elevations. A door leads out to the rear garden.

First Floor Landing

Stairs rise from the entrance hall up to the first floor landing, which has a stained glass window to the side elevation.

Bedroom

12' 4" x 11' 11" (3.76m x 3.63m)

A double bedroom with built in wardrobe and double glazed window to the rear elevation.

Bedroom

12' 11" x 11' 4" (3.94m x 3.45m)

A second double bedroom with built in wardrobe and double glazed window to the front elevation.

Bedroom

6' 6" x 7' 2" (1.98m x 2.18m)

With a window to the front elevation.

Shower Room

Fitted with a walk in shower cubicle, wash hand basin and low flush wc. Two windows to the side and rear elevations.

Externally

Front Garden

To the front of the property there is a gated driveway providing off street parking.

Rear Garden

An enclosed rear garden with paved patio area and planted borders with mature shrubs.

Garage

20' 5" x 12' 2" (6.22m x 3.71m)

The garage has side hung doors to the front as well as a door window to the side elevations.



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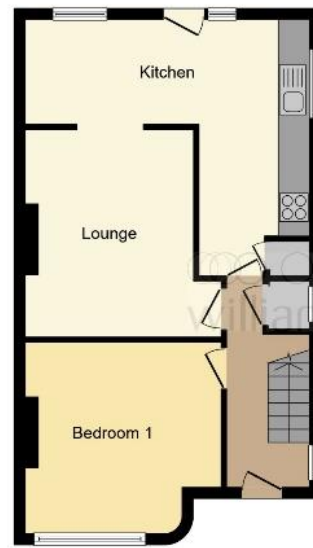
Ash Crescent, Leeds

- Guide Price £260,000 - £270,000
- Three Bedrooms
- Two Reception Rooms
- Front & Rear Garden
- Driveway & Garage

Tenure: Freehold EPC Rating: D

guide price

£260,000



Ground Floor



First Floor

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Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108239 - 0002

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