



Ash Road, Leeds LS6 3HD

welcome to

Ash Road, Leeds

A 6 bed mid-terrace property with HMO Licence in place, ideally located for access to transport links, local amenities and access the University.



Ground Floor

Entrance Hall

the front entry door opens in to the entrance hall, which has a radiator and a staircase rising to the first floor landing.

Lounge

16' 5" x 11' (5.00m x 3.35m)

With a radiator and double glazed bay window to the front elevation.

Kitchen

12' 9" x 14' 5" (3.89m x 4.39m)

Fitted with a range of wall and base units with worksurfaces over which incorporate a stainless steel sink and drainer unit with mixer tap. Split level cooking comprises; electric oven with gas hob above and cooker hood over. Space for fridge freezer and plumbing for washing machine and dishwasher. Double glazed window to the rear elevation. A door leads out to the porch, which leads out to the rear yard.

Lower Ground Floor

Bedroom

12' 6" x 10' 4" (3.81m x 3.15m)

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

Bedroom

15' 5" x 9' 9" (4.70m x 2.97m)

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

Shower Room

Fully tiled with a walk in shower cubicle and chrome ladder style radiator.

W.C

Fitted with a low flush wc and pedestal wash hand basin.

First Floor

Bedroom

10' 1" x 14' 4" (3.07m x 4.37m)

A double bedroom with double glazed window to the front elevation.

Bedroom

10' 3" x 9' 3" (3.12m x 2.82m)

A double bedroom with a double glazed window to the rear elevation.

Bathroom

Fitted with a white three piece suite comprising; panelled bath with shower over, pedestal wash hand basin and low flush wc. Chrome ladder style radiator, part tiling to walls and tiled floor. Double glazed window to the front elevation.

Second Floor

Bedroom

8' 1" x 14' 4" (2.46m x 4.37m)

A double bedroom with double glazed window to the rear elevation.

Bedroom

9' 2" x 14' 4" (2.79m x 4.37m)

Double bedroom with double glazed window to the front elevation.

Externally To The Front

At the front of the property there is a paved front yard with stone steps leading up to the front door.

To The Rear

At the rear of the property there is an easy to maintain paved yard.



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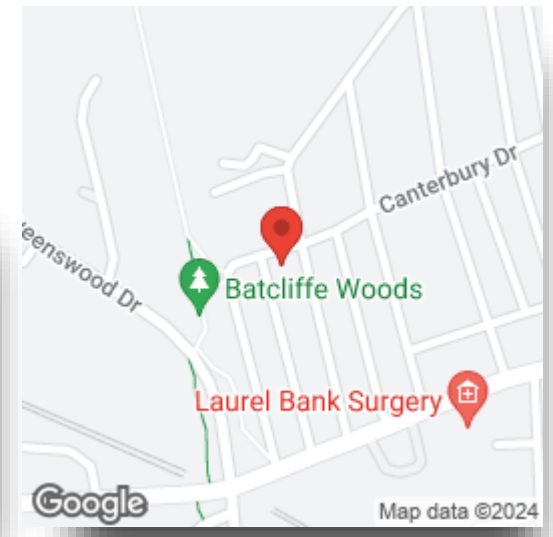
welcome to

Ash Road, Leeds

- HMO Licence & C4 Certification
- Mid-Terrace Property
- Six Bedrooms
- Bathroom, Shower Room & Separate WC
- Sought After Location

Tenure: Freehold EPC Rating: D

£400,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HEA108323 - 0003

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