



Ash Gardens, Leeds LS6 3LD

welcome to

Ash Gardens, Leeds

A three bed semi-detached house which provides great access to the local amenities of Headingley, as well as having great access to transport links to the city centre and surrounding areas.



Ash Gardens

A three bed semi-detached house ideally situated on a corner plot of Ash Gardens, in a highly sought after location of Headingley. In brief the property comprises; entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom and separate wc. Externally the property benefits from having gardens to the front, side and rear. Ideally located for access to local shopping and facilities in Headingley and transport links to Leeds city centre and The Ring Road.

Entrance Hall

The front entry door opens in to the entrance hall which has an under stairs storage cupboard, radiator and stairs rising to the first floor landing. Double glazed window to the side elevation.

Lounge

11' 11" x 12' 4" (3.63m x 3.76m)
Having a radiator, ceiling coving and double glazed window to the front elevation.

Dining Room

12' 9" x 12' 4" (3.89m x 3.76m)
Having a radiator, ceiling coving and double glazed window to the rear elevation.

Kitchen

10' 8" x 7' 4" (3.25m x 2.24m)
Fitted with a range of wall and base units with work surfaces over which incorporate a stainless steel sink and drainer unit with mixer tap. Split level cooking comprises; electric oven with gas hob over and cooker hood above. Space for under counter fridge and freezer. Plumbing for washing machine. Boiler, tiling to walls and a double glazed window to the rear elevation. 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 double glazed window to the side elevation.

Bedroom One

12' 5" x 10' 11" (3.78m x 3.33m)
A double bedroom with a radiator and double glazed window to the rear elevation.

Bedroom Two

12' 2" x 11' 4" (3.71m x 3.45m)
A second double bedroom with fitted wardrobes, radiator and double glazed window to the front elevation.

Bedroom Three

6' 6" x 7' 2" (1.98m x 2.18m)
Having a radiator and double glazed window to the front elevation. Bedroom three also provides access to the loft via a hatch.

Bathroom

Fitted with a white two piece suite comprising; panelled bath with electric shower over and screen to the side and a pedestal wash hand basin. Tiling to the walls and floor, radiator and storage cupboard. Double glazed window to the rear elevation.

Separate Wc

A part tiled room with a low flush wc and double glazed window to the side elevation.

Externally

At the front of the property there is an easy to maintain garden enclosed by brick walling and hedges. To the rear of the property there is an enclosed paved garden.

Parking

The property offers a driveway providing off street parking and a garage with an up and over door.



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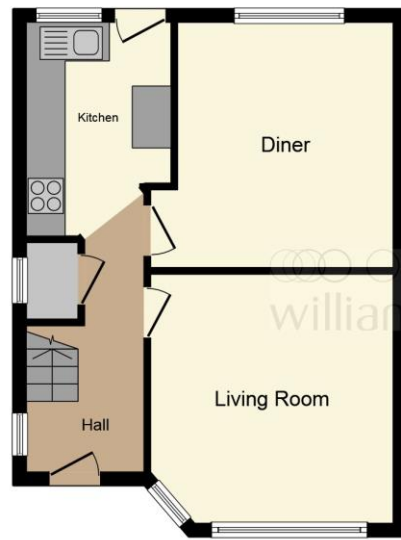
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Ash Gardens, Leeds

- Semi-Detached House
- Three Bedrooms
- Off Street Parking & Garage
- Front & Rear Gardens
- Convenient Location

Tenure: Freehold EPC Rating: D

£315,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
HEA108743 - 0002

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