



Ash Road,Leeds LS6 3HD

# welcome to

# Ash Road, Leeds

A well presented FIVE Bedroom property in a popular residential area. This property features four well-proportioned bedrooms on the upper floors, along with an additional converted bedroom in the basement, complete with an ensuite bathroom-ideal for student letting.













#### **Entrance/Hall**

Laminated flooring radiator

#### Lounge

10' 9" into alcove x 16' 2" into alcove ( 3.28m into alcove x 4.93m into alcove ) Spacious light airy lounge, two radiators, laminated flooring, window to the front

#### Kitchen

12' 11" max x 12' 8" max ( 3.94m max x 3.86m max ) Lino flooring, laminated doors, laminated worktops, 5 ring gas hob, new boiler on the wall, electric built in under oven, freestanding fridge/freezer, Island unit with stools, storage cupboards, freestanding dishwasher, , one bowl metal sink, radiator , window to the back, metro tiles on the back wall

#### Landing

landing all carpeted

#### Bedroom 1

10' 2" max x 9' 1" max ( 3.10m max x 2.77m max ) Carpeted, double bedroom, radiator, window to the back, spacious, room for free standing furniture

#### Bedroom 2

14' 4" max x 12' 11" max ( 4.37m max x 3.94m max ) Large spacious double bedroom, carpeted, room for free standing furniture, radiator window to the front, spotlights

#### Bedroom 3

14' 3" max x 9' 2" max ( 4.34m max x 2.79m max ) Carpeted, double bedroom, radiator, slanted ceiling, window to the front of the attic room, freestanding furniture

#### Bedroom 4

14' 3" max x 7' 9" max ( 4.34m max x 2.36m max ) Carpeted, double bedroom, freestanding furniture, radiator, velux window to the back, fire surround

#### Bathroom

Tiled flooring, feature tile on the back wall, panel



bath, pedestal sink, tall towel radiator, window to the back, electric shower over bath, extractor

#### **Basement Bedroom & Ensuite**

10' 8" max x 10' 2" max ( 3.25m max x 3.10m max ) Built in hatch, electric meters, carpeted, double bed, door to the back, window to the back. Ensuite - Laminated , toilet, sink unit, shower cubicle.

#### **Basement Utility**

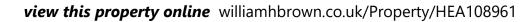
14' 3" max x 13' 4" max ( 4.34m max x 4.06m max ) Utility space in own separate room

#### **Cupboard In Basement**

5' 1" max x 2' 8" max ( 1.55m max x 0.81m max ) Walk in cupboard , carpeted

#### Garden

Front - Gravel to the front, hedges, wall to the front Rear - Steps down to the gravel at the back, gas meters, wall to the back and onto the back street steps, steps down to the basement Parking - On Street parking





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## Awaiting Photograph

# Ash Road, Leeds

- OPEN SLOT 17TH MAY 2PM -3PM PLEASE CALL THE OFFICE TO SECURE YOUR BOOKING!
- Front & Rear Garden
- On Street Parking
- Spacious Accommodation
- Five Bedroom Home

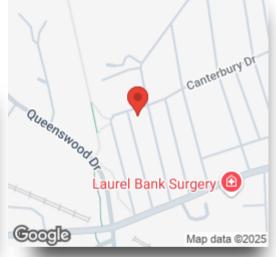
Tenure: Freehold EPC Rating: D Council Tax Band: C

# offers over **£330,000**





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Please note the marker reflects the postcode not the actual property



Property Ref: HEA108961 - 0012 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.

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