



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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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108961 - 0013

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