

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.













Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, jamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance/ Hall

Welcoming entrance hallway featuring sleek laminated flooring and a wall-mounted radiator, creating a warm and stylish first impression

Lounge

10' 9" into alcove x 16' 2" into alcove (3.28m into alcove x 4.93m into alcove)

Bright and inviting lounge boasting a spacious layout, sleek laminated flooring, dual radiators, and a front-facing window that floods the room with natural light

Kitchen

12' 11" max x 12' 8" max (3.94m max x 3.86m max) Contemporary kitchen featuring practical lino flooring and sleek laminated doors and worktops. Fully equipped with a 5-ring gas hob, built-in electric oven, freestanding fridge/freezer and dishwasher. A stylish island unit with stools adds a social touch, complemented by generous storage cupboards, a wall-mounted boiler, and a single-bowl metal sink. Metro tiles add flair to the back wall, while a rearfacing window and radiator ensure comfort and natural light.

Bedroom 1

10' 2" max x 9' 1" max (3.10m max x 2.77m max) Generously sized double bedroom featuring soft carpet underfoot, a rear-facing window for natural light, a radiator for year-round comfort, and ample space for freestanding furniture to suit your style.

Bedroom 2

14' 4" max x 12' 11" max (4.37m max x 3.94m max) Expansive double bedroom offering plush carpeting, sleek spotlights, and a large front-facing window that fills the space with natural light. The layout comfortably accommodates freestanding furniture, with a wall-mounted radiator providing warmth and coziness year-round.

Bedroom 3

14' 3" max x 9' 2" max (4.34m max x 2.79m max) Cozy attic double bedroom featuring soft carpeting and a charming slanted ceiling that adds character to the space. A front-facing window fills the room with natural light, while the radiator ensures year-round comfort. The layout comfortably accommodates freestanding furniture, offering both style and flexibility

Bedroom 4

14' 3" max x 7' 9" max (4.34m max x 2.36m max) Warm and welcoming double bedroom featuring plush carpet flooring and a charming fire surround that adds character and coziness. A rear-facing Velux window brings in natural light, while the layout comfortably accommodates freestanding furniture.

The radiator ensures year-round comfort, making this an inviting retreat

Bathroom

Stylish bathroom featuring elegant tiled flooring and a striking feature tile wall that adds a modern touch. The suite includes a classic panel bath with an electric shower overhead, a pedestal sink, and a tall towel radiator for added warmth and convenience. A rear-facing window provides natural light, while the extractor ensures ventilation and freshness.

Basement Bedroom & Ensuite

Tucked away in the basement, this comfortable double bedroom offers privacy and functionality with soft carpeting underfoot and a rear-facing window that brings in natural light. It features a built-in hatch and houses the property's electric meters, while a rear exit door adds convenience and independent access. The adjoining ensuite is sleek and practical, with laminated flooring, a modern sink unit, toilet, and a stylish shower cubicle—providing a complete self-contained living space ideal for guests or rental use.

Basement Utility

14' 3" max x 13' 4" max (4.34m max x 4.06m max) Practical basement utility room housed in its own private space—perfect for laundry, storage, or everyday essentials, offering functionality and separation from the main living areas.

Cupboard In Basement

5' 1" max x 2' 8" max (1.55m max x 0.81m max) Spacious walk-in cupboard located in the basement, fully carpeted for comfort—ideal for organized storage or tucked-away utility space.

Garden

Front Garden

Attractive gravelled front garden bordered by neat hedges and a low front wall, offering a lowmaintenance and welcoming curb appeal. Rear Garden





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 5 Bedroom Midterraced Property
- Front & Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

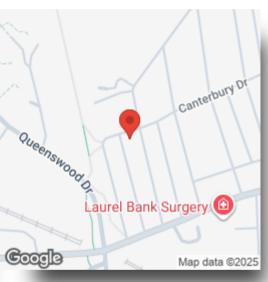
£270,000



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