



Ash Road, Leeds LS6 3HD

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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

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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 rear-facing 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 low-maintenance and welcoming curb appeal.
Rear Garden



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Ash Road, Leeds

- 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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEA108649 - 0003

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