



High Ash Avenue, Leeds LS17 8RF

welcome to

High Ash Avenue, Leeds

A five bedroom extended detached house with spacious & versatile living accommodation. This house offers huge potential for someone to put their own stamp on, situated in a highly desirable location with a large wraparound garden & off street parking. Offered with no onward chain.



Entrance Hall

Enter from the front into the hallway with a door to the downstairs wc, useful storage cupboard and stairs leading up to the first floor.

Wc

Always useful to have in a family home, comprises of a wc and hand wash basin.

Lounge

16' 4" x 10' 1" (4.98m x 3.07m)

A spacious room with double glass doors leading to the dining room, a gas fire, two radiators, carpet flooring and a large picture window to the front.

Dining Room

12' 4" x 9' 1" (3.76m x 2.77m)

The dining room has double glass doors giving access to the lounge and is open to the kitchen and family room. Benefiting from carpet flooring and a radiator.

Kitchen

10' 1" x 10' 1" (3.07m x 3.07m)

The kitchen is open to the family room and offers a range of wall and base units with work surfaces over incorporating a sink, drainer and gas hob. There are spaces for free standing appliances and there is a door leading to the extension.

Family Room

22' 6" x 8' 8" (6.86m x 2.64m)

A spacious family room, a great addition to this house creating extra living accommodation and open to the dining room. There are further wall and base units, space for a full height fridge freezer, wood paneled walls, radiator, large window and door to the rear leading out to the garden.

Extension Room

15' x 13' 7" (4.57m x 4.14m)

This room is accessed from the kitchen and is a great space, a blank canvas ready to be turned into whatever would suit a potential buyer with a sliding patio door leading out to the garden and two

circular windows to the side.

Bedroom One

13' 7" x 13' 1" (4.14m x 3.99m)

A large double bedroom positioned to the rear elevation with fitted wardrobes, access to the en suite and dressing area and there is a window overlooking the garden.

En Suite

Accessed off bedroom one with a walk in shower, wash hand basin with vanity unit, wc and a window to the side.

Bedroom Two

11' 8" x 11' 8" (3.56m x 3.56m)

A double bedroom positioned to the front elevation with a range of fitted office furniture, two walk in cupboards and a window to the front.

Bedroom Three

13' 4" x 9' 5" (4.06m x 2.87m)

A double bedroom positioned to the rear elevation with a large picture window overlooking the garden.

Bedroom Four

12' 4" x 10' 4" (3.76m x 3.15m)

A double bedroom positioned to the front elevation with a large window.

Bedroom Five

9' 1" x 8' 8" (2.77m x 2.64m)

A generous single bedroom positioned to the rear elevation with a window overlooking the garden.

Bathroom

Comprises of a bath, wc and pedestal wash hand basin.

Outside

To the front of the property there is a block paved driveway providing off street parking and leading to the garage. There is also a small lawn. To the side and rear there is a large well maintained wraparound garden mostly laid to lawn with mature trees and

shrubs keeping it private. There is a block paved seating area with a path leading down the middle of the garden. This is a fabulous garden, perfect for al fresco dining and entertaining in the warmer months.

Integral Garage

17' 7" x 15' (5.36m x 4.57m)

The garage is accessed from the additional extension or via the electric door to the front and there are two windows to the side.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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welcome to

High Ash Avenue, Leeds

- Five Bedroom Extended Detached House
- Spacious & Versatile Living Accommodation
- Huge Potential To Put Your Own Stamp On
- Large Wraparound Garden
- Corner Plot

Tenure: Freehold EPC Rating: D

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT106230 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockcliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 269 6226



moortown@williamhbrown.co.uk



406 Harrogate Road, LEEDS, West Yorkshire,
LS17 6PY



williamhbrown.co.uk