



High Ash Crescent, Leeds LS17 8RH

welcome to

High Ash Crescent, Leeds

A four double bedroom detached bungalow offering spacious and versatile living accommodation. A large driveway provides off street parking and there is a private rear garden. Situated in a highly desirable area , this property is sure to appeal to a wide range of buyers.



Entrance Hall

Enter from the front into the hallway with a door to the integral garage and one to the kitchen.

Kitchen

16' 4" x 14' 9" (4.98m x 4.50m)

A spacious and modern kitchen offering a good range of wall units incorporating two electric ovens. There is a fabulous island in the middle which has cupboards and drawers below with gloss doors and the Dekton worksurface incorporates a ceramic hob, sink and drainer with a Quooker instant boil three way tap and a built in extractor fan. There is also an integrated dishwasher and spaces for further appliances. The room also benefits from a tiled floor, ceiling spotlights and wooden glazed doors leading to the lounge.

Lounge

20' 8" x 14' 1" (6.30m x 4.29m)

A really spacious room having wood effect flooring, ceiling spotlights, a window and fully glazed patio doors leading out to the garden and allowing a good amount of natural light in keeping the room bright and airy. The room also benefits from having heat pump air conditioning/heating.

Utility Room

9' 10" x 4' 11" (3.00m x 1.50m)

The utility room has wall and base units with work surfaces incorporating a sink and drainer. There are spaces for a washing machine and dryer, there is a chrome heated towel rail and a window to the side.

Bedroom One

13' 1" x 10' 9" (3.99m x 3.28m)

A double bedroom positioned to the rear elevation with a fitted carpet and access to en suite facilities.

En Suite

A well presented en suite fitted with a four piece suite comprising of a bath, separate shower cubicle, wc and a wash hand basin set into a vanity unit with storage below, The room also benefits from a chrome heated towel rail, storage cupboard and

ceiling spotlights.

Bedroom Two

14' 5" x 9' 6" (4.39m x 2.90m)

A double bedroom positioned to the side elevation with a fitted carpet.

Bedroom Three

10' 9" x 7' 2" (3.28m x 2.18m)

A double bedroom positioned to the front elevation with carpet flooring.

Bedroom Four

9' 6" x 9' 6" (2.90m x 2.90m)

A double bedroom positioned to the front elevation with carpet flooring.

Bathroom

Fitted with a three piece suite comprising of a bath, wc and wash hand basin.

Integral Garage

A single integral garage with an up and over door and an access door into the hallway.

Outside

To the front of the property there is a large resin driveway which has soak away properties removing the need for a drainage channel and providing off street parking, with an EV charge point. To the rear there is a private garden with a paved area and a raised lawn with hedge borders.



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welcome to

High Ash Crescent, Leeds

- Detached Bungalow
- Four Double Bedrooms
- Modern & Stylish Kitchen
- Spacious Living Accommodation
- Integral Garage

Tenure: Freehold EPC Rating: D

offers over

£495,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT106724 - 0003

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