



High Ash Crescent, Leeds LS17 8RH

welcome to

High Ash Crescent, Leeds

A generously sized detached bungalow with two double bedrooms, located in the highly desirable area of Alwoodley. This extended home boasts a spacious lounge/dining area and beautifully maintained gardens. While it would benefit from some modernisation, it offers fantastic potential throughout.



High Ash Crescent Living Room

17' 3" Max x 10' 3" Max (5.26m Max x 3.12m Max)

Part of extension, the living room is open to the dining room and having an exposed brick fireplace. Triple aspect windows allow a good amount of natural light to flow through and double doors lead out to the garden.

Dining Room

16' 5" Max x 12' 4" Max (5.00m Max x 3.76m Max)

A spacious, bright and airy room, open to the living room with ample space for a table and chairs.

Kitchen

9' Max x 11' 4" Max (2.74m Max x 3.45m Max)

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for further appliances. Dual aspect windows keep the room bright and airy and a door to the rear gives access to the beautiful garden.

Bedroom One

13' 1" Max x 10' 6" Max (3.99m Max x 3.20m Max)

A double bedroom positioned to the front elevation with fitted wardrobes.

Bedroom Two

9' Max x 8' 8" Max (2.74m Max x 2.64m Max)

A double bedroom positioned to the front elevation with fitted cupboards.

Bathroom

With tiled walls and fitted with a three piece suite comprising of a bath with shower over, pedestal wash hand basin and wc.

Outside

To the front of the property there is a lawn with well established shrub borders and a paved driveway to the side provides off street parking. To the rear there is a beautifully manicured garden with a paved seating area and lawn beyond with well stocked shrub borders.

Garage

A single detached garage, great for storage.



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High Ash Crescent, Leeds

- **GUIDE PRICE £375,000 - £400,000**
- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINING ROOM
- BEAUTIFULLY MANICURED GARDENS

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT107153 - 0002

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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 Hockliffe 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