









welcome to

Asket Drive, Leeds

This well presented three-bedroom semi-detached home features a private driveway offering convenient off-street parking. Inside, you'll find a stylish kitchen with a dedicated dining area and a well-sized lounge area. French doors in the lounge open out to a patio and a fully enclosed rear garden,













Asket Drive Hallway

The hallway is well sized and includes useful understair storage.

Downstairs W/C

The downstairs W/C offers added convenience for guests and everyday use.

Kitchen/ Diner

9' 3" MAX x 13' 3" MAX (2.82m MAX x 4.04m MAX) The spacious kitchen/dining area with a window to front, features tiled flooring and offers ample wall and base unit storage, along with generous worktop space. It includes an integrated electric hob and oven, plumbing for a washing machine, and a fitted radiator for added comfort.

Lounge

16' 9" MAX x 10' 4" MAX (5.11m MAX x 3.15m MAX) The lounge is situated at the rear of the property and offers generous space for relaxation. It features French doors that open onto a patio, leading to the fully enclosed rear garden. The room is finished with comfortable carpet flooring and includes two fitted radiator for added warmth.

Bedroom One

7' 1" MAX \times 8' 8" MAX (2.16m MAX \times 2.64m MAX) Situated at the front of the property on the first floor, this spacious double bedroom features a fitted wardrobe with mirrored sliding doors, two windows, carpet flooring, and a fitted radiator for added comfort.

Bedroom Two

9' 9" MAX x 8' 8" MAX (2.97m MAX x 2.64m MAX) Bedroom Two is a comfortable double room located at the rear of the property. It includes a fitted wardrobe, carpet flooring, and a radiator.

Bedroom Three

6' 9" MAX x 9' 4" MAX (2.06m MAX x 2.84m MAX) Bedroom three is a single room located at the rear of the property. It features carpet flooring, a window,

and a fitted radiator.

Bathroom

The bathroom is modern in design, featuring stylish wall tiles and a contemporary three-piece suite comprising a bathtub with overhead shower, a toilet, and a washbasin.

Outside

To the front, the property benefits from off-street parking. At the rear, you'll find a fully enclosed garden featuring a patio area and a lawn, ideal for outdoor relaxation. The space also includes a shed/garden room, perfect for storage or additional





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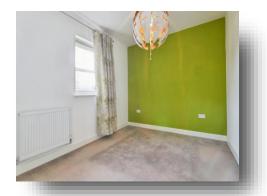
Asket Drive, Leeds

- NO ONWARD CHAIN
- OFF STREET PARKING
- THREE BED DETACHED
- PRIVATE REAR GARDEN
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: A

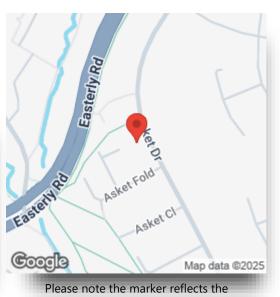
Council Tax Band: C

£260,000









postcode not the actual property

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Property Ref: OAK109481 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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