









# welcome to

# **Aston Drive, LEEDS**

Modern 3-bed semi on Aston Drive with two lounges, stylish bathroom, garage and driveway, plus a generous rear garden—perfect for families or entertaining.













## **Property Information**

Situated on Aston Drive, this well-presented semi-detached property offers spacious and versatile living accommodation. Boasting three bedrooms, two inviting lounges, a modern bathroom, and a stylish kitchen diner, the home is ideal for families or those seeking extra space. Externally, the property benefits from a garage and driveway, a beautifully landscaped front garden, and a generously sized rear garden with patio and lawn areas—perfect for entertaining or relaxing outdoors.

#### **Entrance Hall**

Entrance hall with a storage cupboard and a double glazed window to the side.

## Lounge

14' 8" max x 12' 4" max ( 4.47m max x 3.76m max ) The lounge features a double glazed window to the side, carpeted flooring, a storage cupboard, a radiator, and an electric fireplace.

## **Lounge Two**

14' 1" max x 9' 5" max ( 4.29m max x 2.87m max ) Lounge with two double glazed windows to the front, carpeted flooring, and a radiator.

#### **Kitchen Diner**

14' 7" max x 11' 2" max ( 4.45m max x 3.40m max ) Kitchen diner, fitted in 2017, featuring an island unit, laminate flooring, gas hob, electric oven, stainless steel sink, wall-mounted boiler, and a double glazed window to the side.

#### **Bedroom One**

14' 1" max x 9' 5" max ( 4.29m max x 2.87m max ) Bedroom one with a double glazed window to the front, fitted wardrobes, and a radiator.

#### **Bedroom Two**

9' 6" max x 8' 1" max ( 2.90m max x 2.46m max ) Bedroom two with a double glazed window to the rear and a radiator.

#### **Bedroom Three**

9' 6" max x 5' 9" max ( 2.90m max x 1.75m max ) Bedroom three with a double glazed window to the rear, built-in storage, and a radiator.

#### **Bathroom**

Bathroom featuring a bath with shower over, tiled walls, frosted double glazed window to the side, WC, and a wash basin with cabinet.

#### **Front Garden**

Front garden with a landscaped driveway, finished with slate chippings and bordered by low walls.

#### **Rear Garden**

Spacious rear garden featuring an extensive patio area, a large lawn, and access to a garage—ideal for storage.





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# **Aston Drive, LEEDS**

- 3 bedrooms
- Modern bathroom
- Garage & driveway
- Large rear garden
- 2 lounges

Tenure: Freehold EPC Rating: D Council Tax Band: B

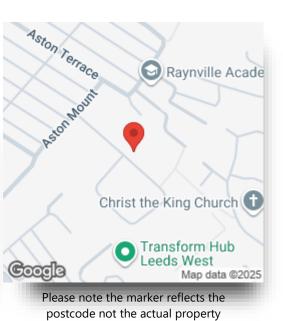
offers over

£240,000









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