



Aston Drive, LEEDS, LS13 2DY

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.



view this property online williamhbrown.co.uk/Property/PDY115988



welcome to

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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY115988



Property Ref:
PDY115988 - 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.

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 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk