

HUNTERS[®]

HERE TO GET *you* THERE



High Ash Crescent

Alwoodley, Leeds, LS17 8RJ

Offers Over £400,000



Council Tax: D



64 High Ash Crescent

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Entrance Hall

6'6" (max) - 4'3" (max) (1.98m (max) - 1.30m (max))
Open plan to sitting room.

Shower Room

10'3" (max) - 3'9" (max) (3.12m (max) - 1.14m (max))
Shower cubicle with glass enclosure, wash hand basin, heated towel rail and w/c.

Sitting Room

14'1" (max) - 10'3" (max) (4.29m (max) - 3.12m (max))
Radiator, stairs to the upper level, store room and opening to dining room.

Lounge

15'6" (max) - 10'3" (max) (4.72m (max) - 3.12m (max))
Radiator and electric fire with surround.

Kitchen Dining Room

19'0" (max) - 18'3" (max) (5.79m (max) - 5.56m (max))

Kitchen Area

Breakfast bar, gas hob, double fan oven, sink with drainer and a range of wall and base units.

Dining Area

Radiator sand door to the rear garden.

Landing

11'0" (max) - 6'0" (max) (3.35m (max) - 1.83m (max))
Radiator, loft access and stairs to the lower level.

Master Bedroom

13'3" (max) - 9'0" (max) (4.04m (max) - 2.74m (max))
Radiator and built in wardrobes.

Bedroom Two

12'3" (max) - 10'3" (max) (3.73m (max) - 3.12m (max))
Radiator.

Bedroom Three

9'0" (max) - 8'0" (max) (2.74m (max) - 2.44m (max))
Radiator.

Bathroom

11'0" (max) - 5'0" (max) (3.35m (max) - 1.52m (max))
Half tiled walls, panel bath, radiator, wash hand basin and w/c.

Front Gardens

Grassed lawns, flower beds, plants bushes and shrubs.

Driveway

With parking for several vehicles.

Garage

17'6" (max) - 8'3" (max) (5.33m (max) - 2.51m (max))
Roll up garage door, power and lights.

Office/Garden Room

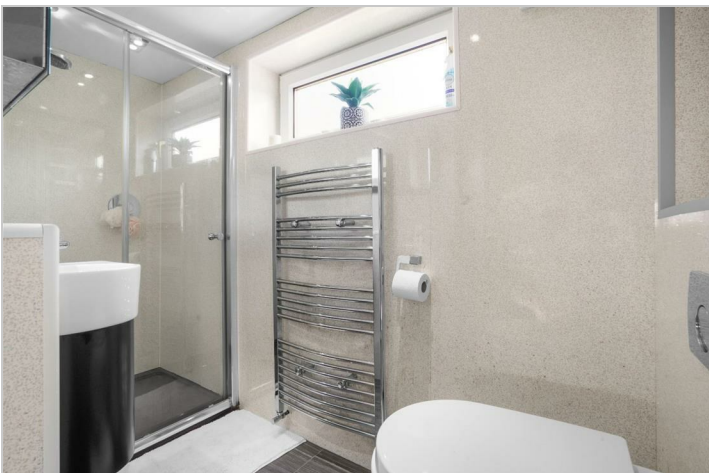
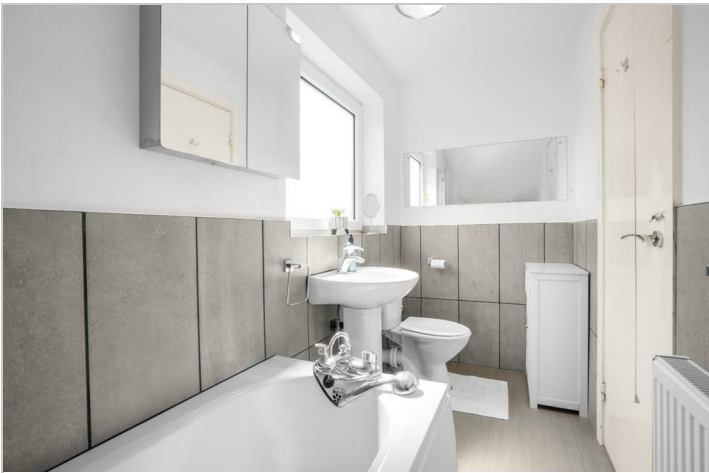
15'6" (max) - 7'9" (max) (4.72m (max) - 2.36m (max))
Recently converted, with power, lights and heating.

Rear Garden

Covered gazebo area, grassed lawns, pathway, patio, plants and shrubs.

FANTASTIC FAMILY HOME – EXTENDED SEMI-DETACHED HOUSE – THREE BEDROOMS – TWO BATHROOMS – SUPERB SOUTH FACING REAR GARDEN – GARAGE – OFFICE/GARDEN ROOM – DRIVEWAY – GARDENS TO THE FRONT – MOVE IN READY CONDITION

An excellent opportunity for growing families, first time buyers or anyone looking for a box ticking house, is this three bedrooms extended semi-detached in move in ready condition. Located in a quiet street in Alwoodley, the property is close to good and outstanding schools, parks, bars, restaurants, cafes, pubs and transport links to name some of the great amenities close by. There are gardens to the front and rear, a driveway, garage and an office that could also be used as a garden room, externally. Internally it briefly comprises; entrance hall, sitting room, kitchen dining room, lounge and shower room on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. Energy Rating - D



Road Map



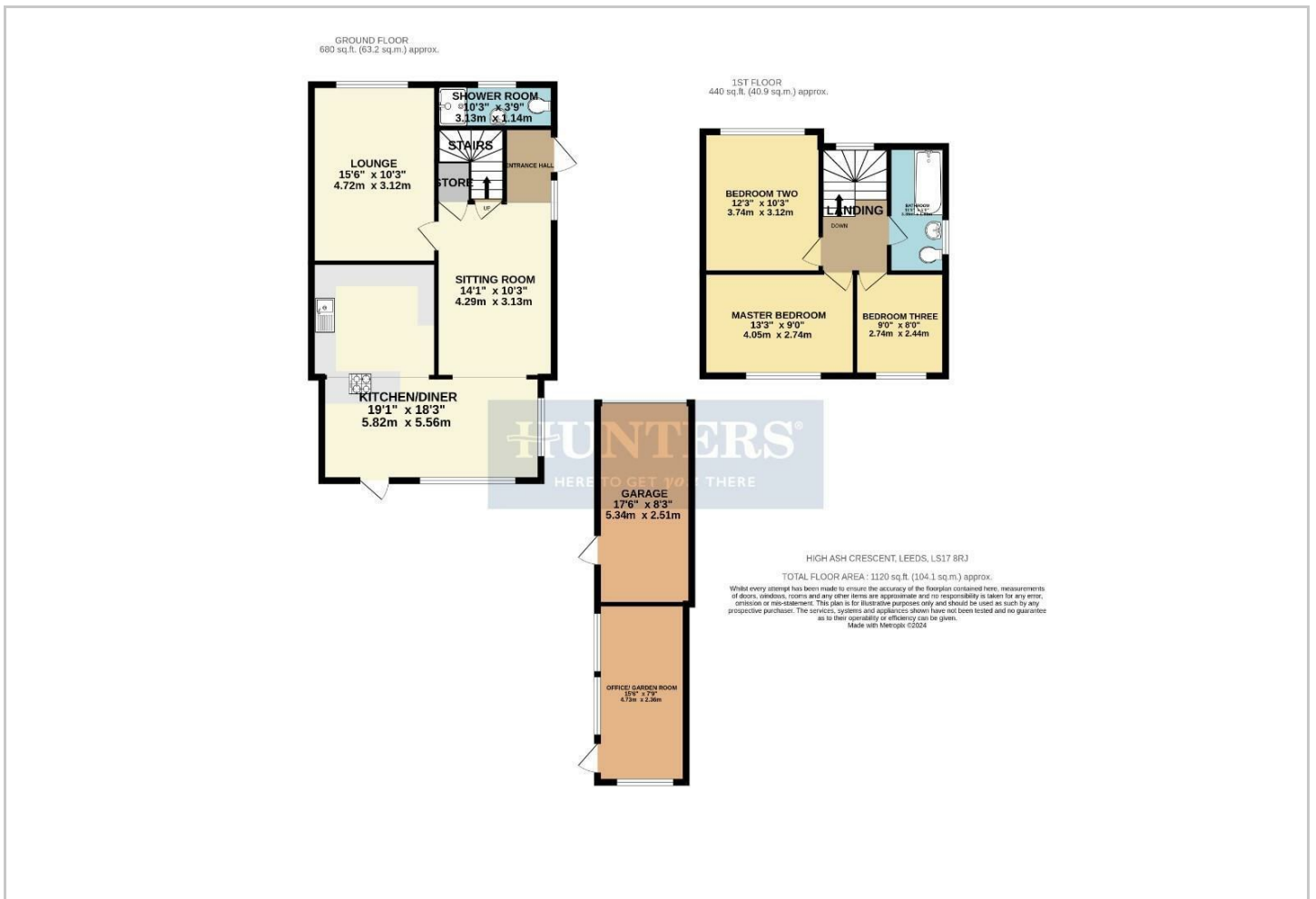
Hybrid Map



Terrain Map



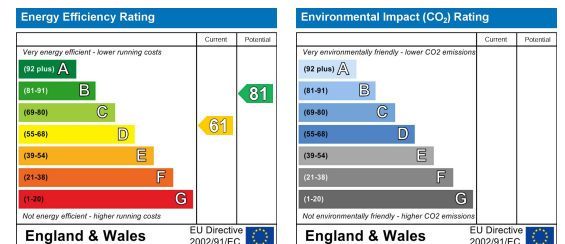
Floor Plan



Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.