

# HUNTERS<sup>®</sup>

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## Ash Hill Drive

Shadwell, Leeds, LS17 8JT

Asking Price £595,000



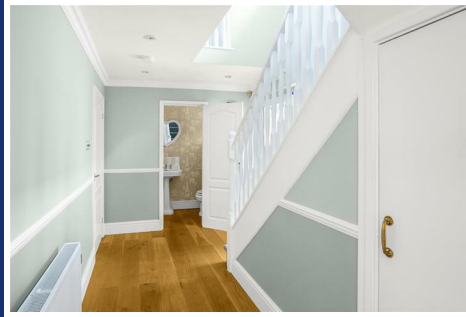
Council Tax: F



# 25 Ash Hill Drive

Shadwell, Leeds, LS17 8JT

Asking Price £595,000



## Open Porch

9'3" (max) - 4'6" (max) (2.82m (max) - 1.37m (max))

## Entrance Hall

12'10" (max) - 7'9" (max) (3.91m (max) - 2.36m (max))

Stairs to the upper level, storage under the stairs and radiator.

## Downstairs W/C

5'9" (max) - 3'6" (max) (1.75m (max) - 1.07m (max))

Wash hand basin and w/c.

## Lounge Dining Room

19'1" (max) - 17'4" (max) (5.82m (max) - 5.28m (max))

Radiators, duel aspect windows and sliding doors to the rear garden patio.

## Kitchen Breakfast Room

12'9" (max) - 11'6" (max) (3.89m (max) - 3.51m (max))

Stainless steel sink with drainer, tiled splash back, extractor hood and a range of wall and base units.

## Utility Room

8'9" (max) - 8'0" (max) (2.67m (max) - 2.44m (max))

Plumbing for washer and dryer, door to the side, door to the garage and radiator.

## Play Room

11'6" (max) - 10'1" (max) (3.51m (max) - 3.07m (max))

Radiator and door to the rear garden.

## Landing

25'0" (max) - 9'9" (max) (7.62m (max) - 2.97m (max))

Stairs to the lower level.

## Airing Cupboard

3'2" (max) - 2'9" (max) (0.97m (max) - 0.84m (max))

Housing the hot water tank.

## Master Bedroom

17'6" (max) - 11'0" (max) (5.33m (max) - 3.35m (max))

Built in wardrobes and radiator.

## Store Room

7'9" (max) - 4'0" (max) (2.36m (max) - 1.22m (max))

The room has plumbing for hot and cold water and could be converted into ensuite shower room.

## Bedroom Two

12'0" (max) - 9'6" (max) (3.66m (max) - 2.90m (max))

Radiator.

## Bedroom Three

12'8" (max) - 8'3" (max) (3.86m (max) - 2.51m (max))

Radiator.

## Bedroom Four

9'9" (max) - 7'9" (max) (2.97m (max) - 2.36m (max))

Radiator.

## Bedroom Five/ Office

8'0" (max) - 7'8" (max) (2.44 (max) - 2.36 (max))

Radiator.

## House Bathroom

7'6" (max) - 6'0" (max) (2.29m (max) - 1.83m (max))

Panel bath with shower over, wash hand basin, heated towel rail and w/c.

## Front Garden

Mainly grassed lawns with trees, plants, shrubs and flower beds.

## Driveway

With parking for at least two vehicles.

## Attached Garage

16'1" (max) - 9'1" (max) (4.90m (max) - 2.77m (max))

Power and lights, up and over garage door.

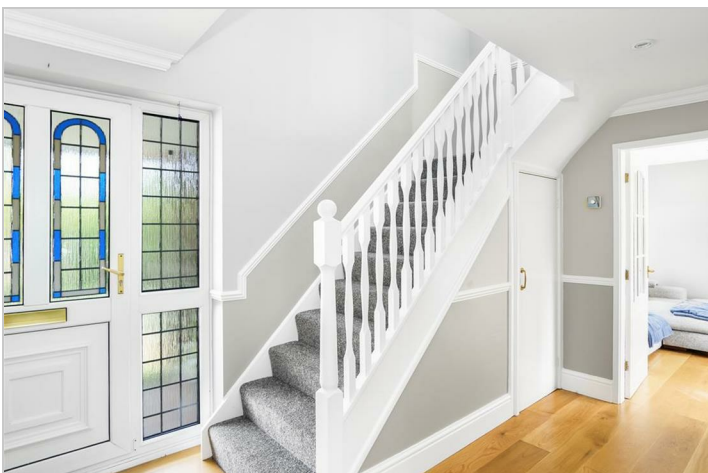
## Rear Garden

South facing. Mainly grassed lawns with mature trees, plants, bushes, shrubs and flower beds. There is a patio to the rear of the property.

Tel: 0113 268 0242

EXCELLENT FAMILY HOME – PLANNING PERMISSION FOR EXTENSION GRANTED – FOUR/FIVE BEDROOMS – DOWNSTAIRS W/C – UTILITY ROOM – SOUTH FACING REAR GARDEN – DRIVEWAY – ATTACHED GARAGE – SHADWELL VILLAGE – NO CHAIN

With great potential to add value, this fantastic four bedroom detached family home has planning permission for a double story extension already granted. Located in the heart of the always popular Shadwell Village, the property is close to the outstanding Shadwell Primary School, pubs, parks, bars, restaurants and other great amenities in the area. There are landscaped gardens to the front and rear, a driveway and attached garage outside. Internally it briefly comprises; open porch, entrance hall, downstairs, w/c, lounge dining room, kitchen breakfast room, utility room and play room on the ground floor. On the first floor is a Master bedroom, three further double bedrooms, landing, house bathroom and a smaller room currently in use as an office. Energy Rating - D



Road Map



Hybrid Map



Terrain Map



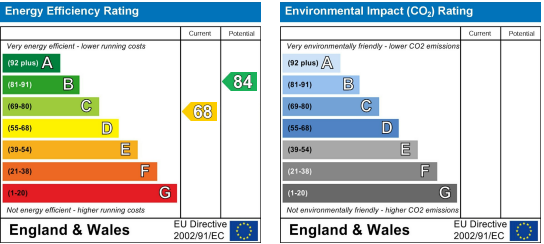
Floor Plan



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.