



Ashbourne Avenue.,LEEDS LS15 8GY

welcome to

Ashbourne Avenue., LEEDS

Located on a MODERN development near THE SPRINGS. STYLISH & MODERN THROUGHOUT including KITCHEN DINER and a master with EN-SUITE. A driveway to the front provides convenient off-street parking, while the rear boasts a private, LANDSCAPED garden—perfect for relaxing or entertaining! MUST VIEW



Upon entering the property, you are welcomed into a central Hallway that provides access to a convenient W.C. and leads into a spacious Living Room, ideal for relaxing or entertaining. To the rear, the Kitchen is well-positioned with modern fittings and direct access to the garden, offering a practical and sociable space for cooking and dining.

Upstairs, the Landing connects three well-proportioned bedrooms. Bedroom One benefits from its own En-suite shower room, providing added privacy and comfort. Bedroom Two and Bedroom Three are served by a separate Family Bathroom, making this layout ideal for families or guests.

To the front of the property, a private driveway offers convenient off-street parking, enhancing both practicality and curb appeal. At the rear, the home boasts a well-maintained garden, perfect for outdoor dining, family activities, or simply relaxing in a peaceful setting.

Ground Floor

Living Room

Kitchen

Guest W/C

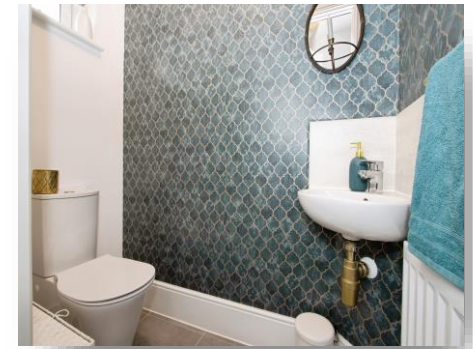
First Floor

Bedroom One; En-Suite

Bedroom Two

Bedroom Three

Bathroom



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Ashbourne Avenue., LEEDS

- SEMI-DETACHED HOME
- THREE-BEDROOM
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- MODERN KITCHEN DINER WITH GARDEN ACCESS
- LANDSCAPED REAR GARDEN

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

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT110974 - 0006

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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